

P. O. Drawer 408
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

MAR 14 11 36 AM '77
DORRIS S. TANKERSLEY
R.M.C.

BOOK 1425 PAGE 903



State of South Carolina)

COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Andro, Inc.,

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of **Twenty-Six Thousand Two Hundred Fifty and no/100**----- (\$ 26,250.00-----)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith which note **does not contain** a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of **Two Hundred Thirty-Six and 18/100**----- (\$ 236.18-----) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable **twenty** years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW KNOW ALL MEN That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of

All that piece, parcel or lot of land, together with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina, on the southern side of East Paris Road, being composed of 21 feet from the eastern part of Lot 17 of Block G and 55 feet from the western side of Lot 18, Block G of the property of W. W. Carter and Associates as shown on plat recorded in the RMC Office for Greenville County, S. C. in Plat Book H, at page 288 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Paris Road at a point 230 feet east from the southeastern corner of the intersection of East Paris Road with Mitchell Street and being 45 feet east of the joint corner of Lots 16 and 17 of Block G, which point is the corner of a lot now or formerly belonging to Richardson and running thence along the line of property now or formerly of Richardson, S. 25 -51 E., 160 feet to an iron pin; thence N. 63-35 E. (incorrectly stated as N. 68-38 E. on deed recorded in Deed Book 280 at Page 214), 76 feet to an iron pin at the rear corner of lot now or formerly belonging to Anderson, which point is 11 feet west of the joint rear corner of lots 18 and 19 of Block G; thence along the line of the Anderson lot, N. 25-51 W., 160 feet to an iron pin on the southern side of East Paris Road; thence along the line of said East Paris Road, S. 68-38 W., 76 feet to the beginning corner.

This is the identical property conveyed to the Mortgagor herein by deed of William J. Neely, Jr., of even date, to be recorded herewith.

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