

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

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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
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State of South Carolina)

COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, William J. Neely, Jr. and Priscilla J. Evors

(hereinafter referred to as Mortgagor) (SEND GREETINGS: *E. J. M. M.*)

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 **Forty-Seven Thousand Two Hundred and no/100**----- (\$ 47,200.00-----)

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 **Three Hundred Seventy-Nine and 79/100**----- (\$ 379.79-----) 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 **thirty** 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Old Mill Road, and the eastern side of Edwards Mill Road, and being shown and designated as Lots Nos. 78 and 79 on a plat of EDWARDS FOREST HEIGHTS, made by Jones Engineering Services, dated February 1967, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 000, page 89, and having, according to said plat, the following metes and bounds, to wit:

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BEGINNING at an iron pin on the southwestern side of Old Mill Road at joint front corners of Lots No. 77 and 78 and running thence along the common line of said lots, S. 54-38 W., 225 feet to an iron pin on the northeastern side of Edwards Mill Road; thence with said side of Edwards Mill Road, the following courses and distances: S. 50-11 E., 113.5 feet to an iron pin, S. 68-50 E., 158.4 feet to an iron pin and S. 66-32 E., 100 feet to an iron pin at the intersection of Old Mill Road with Edwards Mill Road; thence with the curve of the intersection of said Roads, the chord of which is N. 57-18 E., 24.6 feet to an iron pin; thence along the southeastern side of Old Mill Road, N. 17-07 W., 99 feet to an iron pin; thence continuing along said side of said Road, N. 35-22 W., 128 feet to an iron pin; thence continuing along said side of said Road, N. 35-22 W., 110 feet to an iron pin; the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of J. B. Murphree and Rita K. Murphree, of even date, to be recorded herewith.

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[Faint, illegible text, possibly a signature or stamp]

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