

FILED
GREENVILLE CO. S. C.
MAR 31 11 41 AM '78
DONNIE S. TANKERSLEY
R.H.C.

Grantee's Address:
First Federal Savings & Loan
301 College Street
P. O. Drawer 408
Greenville, S. C. 29602



BOOK 1427 PAGE 522

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

H. Michael Brazeal

(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 Forty One

Thousand Nine Hundred Fifty and no/100 (\$ 41,950.00)

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

Thirty Seven and 56/100 (\$ 337.56) 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 Greenville, and being more particularly described as:

All that certain piece, parcel or lot of land situate, lying and being on the northeastern side of Woodharbor Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as lot number 23 of a subdivision known as Woodharbor, a Plat of which is recorded in the RMC Office for Greenville County in Plat Book 5P at page 37, said lot having the following metes and bounds as shown on said Plat;

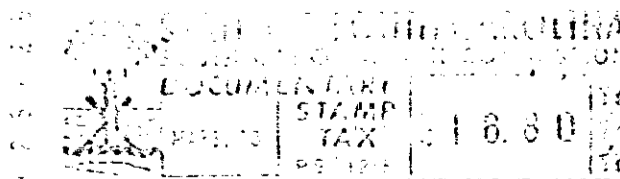
BEGINNING, at a point on Woodharbor Drive, the corner of lots 23 and 24 and running thence N 39 12 E 202.10 ft. to a point; thence N 50 57 W 100 ft. to a point the rear corner of lots 22 and 23; thence S 39 12 W 201.8 ft. to a point on Woodharbor Drive, the corner of lots 22 and 23; thence with Woodharbor Drive S 50 48 E 100 ft. to the point of beginning.

This property is conveyed subject to the covenants and restrictions recorded in Deed Book 1039 at page 667 in the RMC Office for Greenville County.

This being the same property conveyed to the Mortgagor herein by Deed of Academy Rentals recorded even dates herewith. See Deed Book 1076 at Page 231.

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