

First Federal Savings & Loan Association
301 College Street
Greenville, South Carolina



GREENVILLE CO. S. C.
APR 20 4 52 PM '76
DENNIS S. THREEDER
R.M.C.

1131-113

State of South Carolina

COUNTY OF **GREENVILLE**

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Thomas B. Huguenin ----- 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 **Seven Thousand Three Hundred Fifty-seven and 20/100** ----- (\$ **7,357.20** -----)

Dollars, as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of **One Hundred Twenty-two and 62/100** ----- \$ **122.62** ----- 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 balance, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable ----- **5** ----- 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 then due 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, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor at and before the signing of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, 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 condominium unit located, lying and being in Greenville County, State of South Carolina being known as Unit No. 13 of Williams at North, Horizontal Property Regime and being more fully described by reference to the Master Deed of Williams at North establishing said horizontal property regime, dated June 14, 1974 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1001 at Pages 301 through 354.

Also all the rights, privileges and common elements appertaining to the above described office unit as set forth in said Master Deed and By-Laws of Williams at North Horizontal Property Regime.

This is the same property conveyed to the Mortgagor herein by deed of Landell Properties, a Limited Partnership recorded in the R.M.C. Office for Greenville County in Deed Book 1035 at Page 561 on the 30th day of April, 1976.

This mortgage is junior in priority to that certain mortgage heretofore executed unto First Federal Savings & Loan Association recorded in the R.M.C. Office for Greenville County in REM Book 1366 at Page 524.

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