First Federal Savings & Loan Association P. O. Drawer 408
Greenville, S. C. 29602

scox 1432 PASE 753

GREENVILLE.CO. S. C. HAY 22 | 26 PH '78 DONNIE S. TANKERSLEY R.H.C.

FIRST
FEDERAL SAVINGS
AND LOAN ASSOCIATION
OF GREENVILLE

MAIL TO
GADDY & DAVENPORT
P. O. BOX 10267.
GREENVILLE, S. C.

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JAMES B. ORDERS, 111

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

Five Thousand and no/100----- (\$35,000.00

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not provide for 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

Eighty-One and 62/100------(\$ 281.62) 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 balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 30 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 scaling 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 those lots of land with buildings and improvements thereon, situate on the north side of East Lanneau Drive, in the City of Greenville, in Greenville County, S. C., being shown as Units 6 and 7 on plat of Addition No. 1 to Forest Hills, made by Dalton & Neeves, Engineers, March, 1937, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "D", pages 226 and 227, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of East Lanneau Drive at joint front corner of Units 7 and 8, and running thence along the line of Unit 8, N. 26-0 W., 138.5 feet to an iron pin; thence N. 62-50 E. 165 feet to an iron pin; thence with the line of Unit 1, S. 1-00 W. 166 feet to an iron pin on the north side of East Lanneau Drive; thence with the curve of East Lanneau Drive (the chord being S. 68-27 W. 90 feet) to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed from James B. Orders, Jr. and Elizabeth Smith Orders dated May 22, 1978 to be recorded herewith in the R.M..C Office for Greenville County.

SIRASTATE OF SCHUTT CAROLITA

SOURCE CAROLITATAX COMISSION

DOCUMENTARY

STAMP

STAMP

TAX

PRINTERS

PRIN

638

3.13CI