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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:

Henry P. Willimon and Janes A. Lanier

(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

One Hundred Fifty Thousand and no/100----- (\$ 150,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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 One Thousand

Nine Hundred Eighty-two and 27/100---- (\$1,982.27) 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 10 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, in Chick Springs Township near the City of Greer, containing 6.67 acres, more or less, and having courses and distances according to survey and plat of the property of Akers Motor Lines, Inc., by H. S. Brockman, RLS, dated June 3, 1959, as follows, to-wit:

BEGINNING At a nail in the center of the Buncombe Road, corner of the Homelite property, and running thence along the Homelite line S. 60° 30' W. 1,047 feet to an iron pin, corner of the property of Greer Gas & Appliance Co.; thence along the line of said company, N. 29° 30' W. 242.5 feet to the center of the P & N Railroad track; thence along the center of said track, N. 47° 40' E. 325 feet; N. 50° 05' E. 200 feet; N. 57° 31' E. 201 feet; N. 65° 38' E. 200 feet, and N. 71° 48' E. 111 feet to a nail in the center of bridge over said railroad track at Buncombe Road; thence along the center of Buncombe Road, S. 34° 02' E. 321.4 feet to beginning. For a more recent survey, see plat entitled "Property of Henry P. Willimon" prepared by Freeiland & Associates dated June 23, 1978, with said plat to be recorded forthwith in said RMC Office.

ALSO: Full rights of ingress and egress over, along and across that certain right-of-way which runs from the track above described across the property now or formerly of Greer Gas & Appliance Company to a point at the center line of Buncombe Road, said right-of-way being 20 feet in width and running along, with and parallel to the southern edge of the right-of-way of the Piedmont & Northern (P & N) Railroad.

DERIVATION: This being the identical property conveyed to the mortgagors herein by Summit Properties and Ohio Business Trust by deed dated June 21, 1978 and recorded in the RMC Office for Greenville County in Deed Book 1082 at Page 527.

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