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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:

DANIEL E. THIBAUT and NELLWYN B. THIBAUT

(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

Twenty-Eight Thousand Four Hundred Fifty and NO/100ths - - - - - (\$ 28,450.00)

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

Twenty-Eight and 93/100ths - - - - - (\$ 228.93) 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 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:

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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, being known and designated as Lot No. 576 of a subdivision known as Westwood Section VI on a plat thereof prepared by Piedmont Engineers, Architects and Planners dated November 18, 1974 and recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 100 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Yellow Wood Drive at the joint front corner of Lots No. 574 and 576 and running thence with the southern side of Yellow Wood Drive, the following courses and distances, to-wit: N 54-22 E 38.3 feet to an iron pin; N 64-03 E 40.18 feet to an iron pin; N 70-26 E 41.75 feet to an iron pin; N 83-11 E 16.6 feet to an iron pin at the intersection of Yellow Wood Drive and Alder Drive; thence with the curvature of said intersection, the chord of which is S 50-59 E 34.8 feet to an iron pin; thence with the western side of Alder Drive, S 5-09 E 125 feet to an iron pin at the joint corner of Lots No. 575 and No. 576; thence with the joint line of said Lots, S 84-51 W 70.0 feet to an iron pin at the corner of Lot No. 574; thence with the line of Lot No. 574; N 43-28 W 133.3 feet to the point of beginning.

This property is conveyed subject to all restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

This being the same property conveyed unto Daniel E. and Nellwyn B. Thibault by deed of David C. Jones and Donna L. Jones, dated and recorded concurrently herewith. Title to this property vested in David C. and Donna L. Jones by deed of Builders & Developers, Inc. dated June 27, 1975 and recorded in Deed Book 1020, at Page 555 in the aforesaid records.

STATE OF SOUTH CAROLINA
RECORDS & CLERK
GREENVILLE COUNTY

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