

Mortgagee's Address: P. O. Drawer 408, Greenville, S. C. 29602

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State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

James R. Page and Eleanor C. Page

(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

---Thirty One Thousand Nine Hundred and No/100 ----- (\$ 31,900.00)

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---Two Hundred Sixty Seven and 72/100 ----- 267.72 -----

( \$ ) 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 25 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, Fairview Township, beginning at a point in the Old Neely Ferry Road where the road from Log Shoals to Simpsonville crosses, and running thence along the Neely Ferry Road S. 22-20 E. 252.7 feet to a point in said road; thence leaving the road and running N. 66-30 E. 104 feet to an iron pin; thence N. 18-30 E. 291.7 feet to a point at or near the road to Simpsonville; thence S. 73 W. 295 feet to the beginning point and containing 1.12 acres, more or less.

ALSO: ALL that certain piece, parcel or lot of land lying and being in Fairview Township, Greenville County, State of South Carolina, located on the south side of the Log Shoals Road, adjoining lands now or formerly of C. H. Chiles and Roy L. and Evelyn N. Garrett and having, according to a survey and plat made by C. O. Riddle, Surveyor, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northern side of the Log Shoals Road, said pin being 35.6 feet from a pin on south bank of road and joint corner with lands now or formerly of C. H. Chiles; and running thence along line of Chiles S. 18-30 W. 290 feet to an iron pin; thence N. 66-30 E. 270 feet to an iron pin; thence N. 17-13 E. 140.5 feet to a point in center of Log Shoals Road, iron pin back on line 20.4 feet; thence along Log Shoals Road N. 72-47 W. 67 feet to point in road; thence N. 84-18 W. 133.7 feet to the beginning corner, and containing one (1) acre, more or less.

This being the same property which the Mortgagor, Eleanor C. Page, received from the Estate of Curtis H. Chiles, said Estate being duly recorded in the Probate Court for Greenville County in Apartment 1486, at File 20; and which the Mortgagor, James R. Page, received by deed of Eleanor C. Page dated August 3, 1978, and to be recorded of even date herewith.

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