

Mortgagee's mailing address: 301 College Street, Greenville, S. C. 29601

GREENVILLE CO. S.C.

BOOK 1443 PAGE 73



**State of South Carolina**

COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Mary Ann Rance

(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

---Forty Seventy Thousand, Nine Hundred and No/100----- 47,900.00 (\$

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

Three Hundred Eighty Five and 43/100----- (\$ 385.43 ) 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;

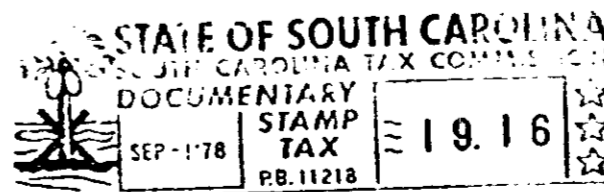
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by 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:

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

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 113 of a subdivision known as Canebrake I and shown on plat thereof being recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 28 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Bunker Hill Road, joint front corner of Lots 113 and 114 and running thence with the joint line of said lots S. 76-00 E. 143.73 feet to an iron pin at the corner of Lot 130; thence with the line of Lot 130 S. 1-46 W. 90 feet to an iron pin on the northern side of Kings Mountain Drive; thence with Kings Mountain Drive in a westerly direction, an arc distance of 70.10 feet to an iron pin (the radius being 383.27) thence continuing with the northern side of Kings Mountain Drive N. 79-00 W. 52.32 feet to an iron pin at the point where Kings Mountain Drive intersects with Bunker Hill Road; thence with said intersection, the traverse line of which is N. 37-53 W. 37.60 feet to an iron pin on the eastern side of Bunker Hill Road; thence with said road N. 3-15 E. 40.56 feet to an iron pin; thence continuing with said road in a northeasterly direction an arc distance of 38.05 feet to the beginning corner (the radius being 249.29 feet).

This being the same property conveyed to the mortgagor by deed of J. A. Bolen, as trustee for James W. Vaughn and J. A. Bolen; and College Properties, Inc. trading as Batesville Property Associates, II, a joint venture, of even date and to be recorded herewith.



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