

MORTGAGEE'S ADDRESS:
P. O. Drawer 408
301 College Street
Greenville, S. C. 29602
GREENVILLE CO. S.C.

BOOK 1447 PAGE 118

OCT 13 2 22 PM '78
DORRIS S. TANNER-SLE
R.M.C.



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

JIMMY L. STEPHENS (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

until the principal sum with interest has been paid in full, computed monthly on unpaid principal balances, with the last payment, if not sooner paid, to be due and payable 1 1/2 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

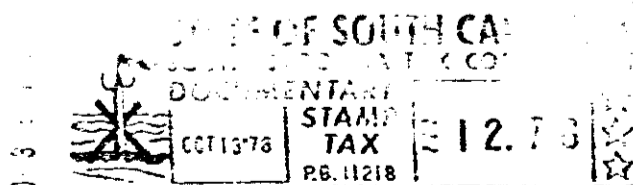
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

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, on the eastern side of Lorena Drive, being shown and designated as Lot No. 12 on plat of LORENA PARK recorded in the RMC Office for Greenville County, S.C., in Plats Book SS, Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Lorena Drive at the joint front corner of Lots 12 and 13 and running thence with the joint line of said lots S 85-36 E 115 feet to an iron pin; thence S 12-18 W 88 feet to an iron pin on line of property now or formerly belonging to Stewart; thence along the Stewart property line S 82-06 E 105.4 feet to an iron pin on the eastern side of Lorena Drive; thence with the right-of-way of said Drive N 4-24 E 110 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the mortgagor herein by deed of Sandra Jo Lynn Stewart Evette Cisson dated May 2, 1978 and recorded in the RMC Office for Greenville County, S. C., on July 26, 1978, in Deeds Book 1083, at Page 902.



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