

FILED
GREENVILLE CO. S. C.

SEP 25 3 19 PM '80

DONNIE JANKERSLEY
R.M.C.



1118 78

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

HERMAN KRIEGER

(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 September 26, 1980
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, Seven-

Hundred Fifty-Seven and 36/100----- (\$ 1,757.36----) 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 20 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 collat-
erals 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~~

All that certain piece, parcel or tract of land in Greenville County, State of South
Carolina, being located on the southeasterly side of Highway 25 in Travelers Rest,
South Carolina, and having according to plat of property of Herman Krieger prepared
by W. R. Williams, Jr., R.L.S., dated September 19, 1980 the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of U. S. Highway 25 which iron
pin is located in the center of Little Texas Road and running thence with the
center line of Little Texas Road S. 34-07 E. 250.9 feet to an iron pin; thence
continuing with the center line of Little Texas Road S. 39-02 E. 115.8 feet to an
iron pin; thence continuing with the center line of Little Texas Road S. 57-06 E.
27.8 feet to an iron pin; thence with the center line of proposed frontage road
S. 30-16 W. 240.0 feet to an iron pin; thence N. 50-50 W. 424.0 feet to an iron
pin on the southeasterly edge of right of way of U. S. Highway 25; thence with
the southeasterly edge of the right of way of U. S. Highway 25 N. 40-08 E. 330.0
feet to the beginning corner, containing according to said plat a gross acreage
of 2.53 acres.

This is the same property conveyed to the mortgagor herein by deed of H. K.
Development Corp. to be recorded herewith.

