

State of South Carolina-

COUNTY OF GREENVILLE

TO THE PERSON OF THE PERSON OF

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ROBERT N. HAMMOND

.......(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

Eighteen Thousand and No/100------(\$18,000.00_)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which notedoes 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 One Hundred

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 scaling 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 lot of land with the buildings and improvements thereon, situate on the West side of Ivy Trail (formerly Proffitt Circle, formerly known as Proffitt Drive) near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 8 on plat of Liberty Park, made by Piedmont Engineering Service, March, 1955, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "EE", at page 145, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of Ivy Trail, at joint front corner of Lots 7 and 8, and running thence along the line of Lot 7, N. 89-17 W., 170 feet to an iron pin; thence S. 0-43 W., 140 feet to an iron pin; thence with the line of Lot 9, N. 69-44 E., 204.4 feet to an iron pin on the West side of Ivy Trail; thence along the curve of Ivy Trail (the chord being N. 16-41 W., 70 feet) to the beginning corner.