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Oct 25 3 10 PH '72



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

	Thomas M. and Dorothy P. Simpson
	(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS
GRE	WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF EENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of
Ιo	ourteen Thousand and 00/100 (* 14,000.00
Doll a pro	ars, as evidenced by Morigagor's promissory note of even date herewith, which note ovision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain
cond	litions), said note to be repaid with interest as the rate or rates therein specified in installments of
mont	ne Hundred Eight & 06/100 (\$ 108.06) Dollars each on the first day of each the hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment
OL	sterest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner, to be due and payable years after date; and
palu,	to be due and payable 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 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, Butler Township, Rocky Creek Community, on the West side of State Highway 14 and having, according to a Plat entitled "Property of Gerald L. and Linda Smith" prepared by H. S. Brockman, R.L.S., Greer, S. C., February 26, 1968, and recorded in the R.M.C. Office for Greenville County in Plat Book XXX, Page 47, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East shoulder of Highway 14, at the Southeastern corner of the Old Woodman Hall lot, now Rector, and running thence along said shoulder and continuing into the pavement of said Highway, S. 14-47 W., 172 ft. to a nail and cap near East shoulder; thence crossing said Highway and continuing on the line of other property of Otis C. and Betty Jo Bagwell, N. 76-46 E., 210-ft. to an iron pin; thence continuing along the line of other property of Otis. C. and Betty Jo Bagwell, N. 76-86 W., 239 ft. to a point in private road, which point is witnessed by an iron pin 9 ft. back snelite; thence, along anline phinsaid private road, N. 78-08 E., 116 ft. to a point in said road; thence along the line of Old Woodman Hall lot, crossing an iron pin at 6 ft. due S. 105.6 ft. to an old pin; thence continuing along the line of the Old Woodman Hall lot and continuing across said Highway, S. 74-00 E., 141.2 ft. to the beginning pin.

This is the same property conveyed to the mortgagors by deed of A. Y. and Ruby M. Rosamond, to be recorded of even date herewith.