



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

J. O'Dell Shaver

(hereinafter referred to as Mortgagor) (SEND \$) 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

Sixteen thousand seven hundred eleven and 49/100ths----- \$ 16,711.49 )

Dollars, as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of One hundred forty-five and 38/100ths----- \$ 145.38 ) Dollars each on the first day of each month hereafter in advance, until the principal sum with interest has been paid in full. Each payment to be applied first to the payment of interest, computed monthly on unpaid principal balance, 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 collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may heretofore have advanced to the Mortgagor for such further sums as may be advanced to the Mortgagee'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, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee and well and truly paid by the Mortgagor at and by the signing of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold, 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, being and being in the State of South Carolina, County of Greenville, in Austin Township, with the corporate limits of the Town of Mauldin, being known and designated as Lot No. 86 of Glendale II Subdivision according to a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book 000 at Page 55 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the northwestern side of Sycamore Drive at the joint front corner of Lots Nos. 86 and 85 and running thence with the northwestern side of Sycamore Drive, S 42-46 W 100 feet to a point at the joint front corner of Lots Nos. 86 and 87; thence N 40-14 W 165 feet to a point on the joint rear corner of Lots Nos. 86 and 87; thence N 49-46 E 100 feet to a point on the joint rear corner of Lots 86 and 85, thence S 40-14 E 165 feet to a point on the northwestern side of Sycamore Drive, the point of beginning.

