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GREENVILLE, CO. S. C.

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DONNIE S. TANKERSLEY  
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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Frances S. Weathers

(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

Fifteen Thousand Five Hundred and No/100----- (\$ 15,500.00 )

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 in installments of -----

One Hundred Ninety Four and 26/100----- (\$ 194.26 ) 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 ten(10) 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, Fairview Township, containing 68.55 acres, more or less, and having the following metes and bounds, to-wit: BEGINNING at an iron pin, corner with lands of James W. Moore on the C. J. Jones line, formerly S. B. Eskew, and running thence with the Jones line, S. 3-30 W. 180.9 feet to Stone O; thence S. 13 W. 818.40 feet, by Willis Survey, to Stone; thence S. 72-30 E. 82.50 feet to Stone; thence S. 7-00 W. 1,866.48 feet to the middle of Reedy River; thence N. 72-00 E. 246.18 feet down center of river to bend; thence N. 83-30 E. 191.40 feet along River center; thence N. 88 E. 182.82 feet along River center; thence N. 85-30 E. 191.40 feet thence N. 88 E. 174.90 feet; thence E. 188.10 feet to Sycamore (new); thence N. 6-30 E. 2,379.80 feet from middle of River and 2,346.80 to an iron pin, corner with lands of James W. Moore; thence with line of Moore, along a County Road, S. 87-02 W. 170 feet to an iron pin; thence N. 57-38 W. 185 feet to a point; thence N. 33-15 W. 140 feet to a point; thence N. 17-55 W. 116.7 feet to an iron pin in center of said Road; thence N. 81-00 W. 72.2 feet to an iron pin at Sweet Gum; thence N. 73-23 W. 212.4 feet to an Oak; thence S. 70-52 W. 167.9 feet to an iron pin at large Oak; thence S. 72-02 W. 75.2 feet to an iron pin at poplar; thence N. 83-28 W. 148.4 feet to the point of beginning. LESS, HOWEVER, that tract of land conveyed by Frances S. Weathers to James W. Moore by deed recorded March 4, 1963 in the RMC Office for Greenville County, South Carolina in Deed Book 730 Page 529. This being the same property conveyed to the Mortgagor by deed of Henry F. Weathers recorded August 9, 1960 in the RMC Office for Greenville County, South Carolina in Deed Book 656 at Page 242. ALSO: All that piece, parcel or lot of land lying, being and situate in the County and State aforesaid, Fairview Township, with the following metes and bounds, to-wit: BEGINNING at an old iron pin, corner with other lands of the Grantee and running thence with the joint line of other lands of the Grantee, N. 14-04 E. 218.5 feet to a point on line of the Grantee; thence N. 75-56 W. 151.6 feet to a point on line of land now or formerly Ralph W. Robertson; thence with the Robertson line, S. 20-45 E. 266.1 feet to the point of beginning, and being the same tract conveyed by James W. Moore to Frances S. Weathers by deed recorded August 27, 1963 in the RMC Office for Greenville County in Deed Book 730 at Page 530

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