

GREENVILLE CO. S.C.
1977 9 27 1406



State of South Carolina)

COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

REID D. LEWIS AND JUDY K. LEWIS

(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 **Thirty-seven**

Thousand and No/100----- (\$ 37,000.00)

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 **Three Hundred**

Thirty-two and 90/100----- \$ 332.90) 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 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

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Highland Township, near Liberty Methodist Church, being shown as containing 10 acres on a plat of property prepared for Reid Lewis, by Wolfe and Huskey, Surveyors, dated September 13, 1976, recorded in Plat Book 5-W at page 37, and having such metes and bounds as is thereby shown, said property being a portion of Tract No. 3 as shown on a plat of property prepared for Frank Reid recorded in Plat Book 5-J at page 54, R.M.C. Office for Greenville County, South Carolina, and having the following metes and bounds:

CCTO
1-1-1 A 27 78 1406

BEGINNING at a cap and nail in the center of a County Road on the Southern side of property of Lewis and running thence with property of Lewis S. 43-20 E. 860 feet to an iron pin; thence running with property of Lewis S. 46-10 W. 470.3 feet to an iron pin; thence running with property of Lewis N. 43-20 W. 920 feet to a nail and cap in the center of said County Road; thence running along the center of said County Road N. 20-31 E. 50 feet to a nail and cap; thence continuing N. 46-35 E. 250 feet to a nail and cap; thence continuing N. 64-55 E. 145 feet to a nail and cap; thence continuing N. 87-45 E. 50 feet to a nail and cap in the center of said County Road, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of H. Nelson Lewis and Lucille R. Lewis, dated October 14, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1044 at page 778 on October 19, 1976.

3.0001

4328 RV-2