

FILED
GREENVILLE CO. S. C.
MAR 20 4 19 PM '78
DONNIE S. TANKERSLEY
R.M.C.



State of South Carolina

COUNTY OF **GREENVILLE**

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

FRANCIS G. HARRISON, III AND CAROL U. HARRISON

(hereinafter referred to as Mortgagee) (SEND 5) GREETINGS:

WHEREAS, the Mortgagee is well and truly indebted into **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA** (hereinafter referred to as Mortgagee) in the full and just sum of **Forty Nine Thousand and No/100**----- (\$ 49,000.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not provide a provision for escalation of interest rate; paragraph 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 **Four Hundred Eleven and 21/100**----- \$411.21 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 **25** 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 Mortgagee may hereafter become indebted to the Mortgagee 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 purposes;

NOW KNOW ALL MEN, that the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee, it 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**, and in **Ward One of the City of Greenville**, on the north side of West Earle Street, and being known and designated as Lot D and a part of Lots E and G of Map 6 of the Mountain City Land & Improvement Company, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Deed Book WW, Pages 604 and 605, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin on the north side of West Earle Street at the corner of lot now or formerly belonging to Chas. M. McGee, which point is approximately 97.7 feet west from the northwest corner of the intersection of West Earle Street and Wilton Street, and is 9-2/3 feet east of the joint corner of Lots D and E, on plat above referred to, and running thence along the joint line of this lot and the McGee lot N. 5-1/2 E., 200 feet to an iron pin which point is 64 feet east from the joint rear corner of Lots C and G; thence along the line of said alley N. 84-1/2 W., 64 feet, more or less, to an iron pin, joint rear corner of Lots C and G on said plat; thence along the line of lot C. S. 5-1/2 W., 200 feet to the joint corner of said lots C and D on the north side of West Earle Street; thence along the north side of West Earle Street, S. 84-1/2 E., 64 feet, more or less, to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Carroll D. Gray and Joyce G. Gray recorded in the R.M.C. office for Greenville County on April 28, 1978, in Deed Book 1078, Page 124.

0409

4328 RV-2