

Mortgagee's mailing address: 301 College Street, Greenville, S. C. 29601

FILED
GREENVILLE CO. S. C.

BOOK 1437 PAGE 420

JUN 6 3 17 PM '78

RECORDERS
OFFICE



State of South Carolina

COUNTY OF GREENVILLE

Correction Mortgage
MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Charles B. Brown

(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 One Thousand and No/100----- (\$ 31,000.00)

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

Two Hundred Forty-nine and 44/100----- (\$ 249.44) 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 30 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

All that piece, parcel or strip of land being triangular in shape and being a portion of Lot 12-A of Farmington IV Subdivision as shown on plat prepared by Arbor Engineering dated June 23, 1978 being recorded in the RMC Office for Greenville County in Plat Book 62 at Page 47 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Shubuta Court, joint front corner of Lots 12-A and 13-A (this also is the joint front corner of Lots 12 and 13) and running thence with the joint line of Lots 12-A and 13-A N. 44-31-57 W. 58.77 feet to an iron pin; thence continuing N. 8-05-57 W. 55.79 feet to an iron pin in the old line of Lots 12 and 13; thence with the old line of Lot 12 and 13 S. 26-48-19 E. 109.83 feet to an iron pin at the point of BEGINNING. Said property is a portion of the same acquired by the mortgagor by two deeds one being secured this day from L. H. Tankersley now in the process of being recorded in the RMC Office for Greenville County and the other from L. H. Tankersley in Deed Book 1078 at Page 585.

There are no documentary stamps due on this mortgage since this is not a new debt and this mortgage is given as additional security for the debt of Spiros G. Athanasiou dated May 4, 1978 in the original sum of \$31,000.00 which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1431 at Page 96 on which mortgage documentary stamps have been collected. This mortgage is also given to straighten out the property line as more fully appears on the above recorded plat.

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