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GREENVILLE CO. S. C.
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DONNIE S. TINKERSLEY
R.M.C.

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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

LAMBERT W. JORDAN

(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 **Twenty Six**

Thousand Two Hundred Fifty and No/100-----(\$26,250.00---)

Dollars as evidenced by Mortgagor's promissory note of even date herewith which note **does not** 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**

Seventy and 95/100-----(\$ 270.95---) 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 Mortgagee in full and truly paid by the Mortgagor at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, 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 being on the eastern side of Rutherford Road (formerly known as Reid School Road) and on the northern side of the right-of-way of P & N Railroad Co., being shown and designated as Tract No. 4 on a survey of the property of Lambert W. Jordan made by Clarkson Surveying, dated June 15, 1979 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the right-of-way of Jordan Drive at the joint corner of Lots 3 & 4 and running thence with the right-of-way facing Lot 4, N. 39-59 W. 50 feet to a point on Jordan Drive at the joint front corner with Lot 5; thence turning and running with the joint line of Lot 5, N. 14-50 E. 144.4 feet to a point on the joint line of Lot 4 and 5; thence continuing N. 82-00 E. 130 feet with the joint lines to a point on the line now or formerly of C. H. Patrick & Co.; thence with the Patrick line S. 8-00 E. 175 feet to a point at the joint rear line of Lots 3 & 4; thence turning and running with the joint lines of Lots 3 & 4, S. 82-00 W. 159.55 feet, more or less to the point of beginning.

This being a portion of the property purchased by the Mortgagor herein by deed of A. J. R. Helres dated 22 December 1970 recorded in the RMC Office for Greenville County on 23 December 1970 in Deed Book 905 at Page 134.

Address of Mortgagor: Post Office Drawer 408, Greenville, SC 29602

This mortgage is of the same and equal rank with Mortgagor's mortgage to First Federal in the face amount of \$60,000 recorded in REM Book 1342 at page 878 on 30 June 1975 and with Mortgagor's mortgage to First Federal for \$138,500 of even date.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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