

FILED GREENVILLE CO. S. C. SEP 26 12 40 PM '75
 BOOK 46: PAGE 681
 LONG, BLACK & GASTON PAID SATISFIED AND CANCELLED
 First Federal Savings and Loan Association
 of Greenville, S.C.
 1349 1/2 724
 1977
 Nancy C. K. [Signature]

State of South Carolina } 26978
 COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:
 Robert E. Van Briesen and Sheila C. Van Briesen

APR 8 1977

LONG, BLACK & GASTON

(hereinafter referred to as Mortgagee) (SEND(S) GREETINGS)

WHEREAS, the Mortgagee 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-Two Thousand and No/100 (\$ 32,000.00)

Dollars, as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of Two Hundred Fifty-Seven and 48/100 (\$ 257.48) 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 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 purpose;

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 (\$100) to the Mortgagee 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, on Arrowood Court and being known and designated as Lot No. 46 of WOODHEDGE Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 58 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the joint front corner of Lots 45 and 46 and running thence with the joint line of said Lots, N.43-44 E. 150.49 feet to an iron pin in branch; thence running with the branch as the line, having the following courses and distances, to-wit: S.37-48 E. 70.7 feet; thence S.88-35 E. 55 feet; thence S.41-54 E. 96.28 feet to an iron pin; thence S.43-43 W. 95.4 feet; thence S.76-11 E. 187.38 feet to an iron pin on Arrowood Court at the joint front corner of Lots 46 and 47; running thence with the curve of Arrowood Court, N.23-10 W. 48.05 feet to the point of beginning.

512.80

4328 (W-2)

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