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Mortgagee's mailing address: 301 College Street, Greenville, South Carolina

FILED
GREENVILLE CO. S. C.

SEP 12 3 05 PM '79

DONNIE S. TANKERSLEY
R.M.C.

FEB 23 1979

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FIRST FEDERAL SAVINGS AND CANCELLED

GREENVILLE SAVINGS AND LOAN ASSOCIATION
OF GREENVILLE
Greenville, S. C.

State of South Carolina

COUNTY OF GREENVILLE

FILED
FEB 23 12 24 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

WITNESSES: *Robert Jackson*

LONG BLACK AND GASTON
1.000
411
3 FEB 23 79

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

---Twenty Nine Thousand, Five Hundred and No/100--- (\$ 29,500.00)

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 ~~as provided~~ payable in full on

or before eighteen months from date (\$ 29,500.00) Dollars and such interest as may be due thereon, with the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed ~~monthly~~ ~~quarterly~~ principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 1 1/2 years after date; and (interest computed and payable quarterly)

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 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 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 Mortgagor, 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 lot of land situate, lying and being in the State of South Carolina, County of Greenville being known and designated as a portion of Lots 12 and 13 of a Subdivision known as Farmington IV Subdivision as shown on a plat thereof being recorded in the RMC Office for Greenville County in Plat Book 6H at Page 13, which lot is also known as Lot 13-A as shown on plat prepared for Charles Brown by Arbor Engineering dated June 23, 1978 and recorded in the RMC Office for Greenville County in Plat Book 6R at Page 47 and having according to the latter 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 14 and 13-A and running thence with the joint line of said lots N 9-46-13 W. 151.77 feet to an iron pin; thence N. 54-39-11 E. 79.34 feet to an iron

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