

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ROBERT E. MAGNUS AND DIANE S. MAGNUS

(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 Mortgagor) in the full and just sum of

TWENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100----- (\$ 27,500.00 __)

Dollars as evidenced by Mortgagor's promissory note of even date believith, 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 speculaed in installments of

TWO HUNDRED

TWENTY-ONE AND 28/100-----(\$ 221.28) Dellars each on the first day of each month bereafter, 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 unjust 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 Mortgagor, or any stipulations set out in this meeting, the whole amount due thereunder shall at the option of the holder thereof, become ammediately 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 Meetgagor may hereafter become indebted to the Mortgagoe for such further same as may be advanced to the Mortgagon's account for the payment of taxes, insurance premiums, repairs, or for any other purpose,

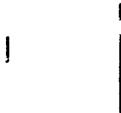
NOW, KNOW ALL MEN. That the Mortgagor, in consideration of said deld and to seeme the payment thereof and any further some which may be advanced by the Mortgagor to the Mortgagor's account, and also in consideration of the some of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid to the Mortgagor at and before the scaling of these presents, the receipt whereof is berely advanced pad, has granted, baravined, 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, hing and being in the State of South Carolina, Conney of GREENVILLE

ALL that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 172, Section 4, of a subdivision known as Colonial Hills, as shown on a plat thereof prepared by Piedmont Engineers and Architects, dated October 20, 1967, recorded in the R.M.C. Office for Greenville County in Plat Book WWW, at Page 30, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Heathwood Drive at the joint front corner of Lots Nos. 172 and 16, and running thence N. 9-45 E. 190 feet to an iron pin at the corner of Lot 142; running thence with the line of Lot 142, S. 86-50 E. 69.5 feet to an iron pin at the joint rear corner of Lots Nos. 171 and 172; running thence with the joint line of said lots, S. 0-33 W. 185.8 to an iron pin on the Northern side of Heathwood Drive, joint front corner of Lots Nos. 171 and 172; running thence with the Northern side of Heathwood Drive, S. 86-44 W. 50 feet N. 83-49 W. 50 feet to the point of beginning.





1-14