

FILED
GREENVILLE CO. S. C.

SEP 18 12 41 PM '80

OGONNE J. TANKERSLEY
R.M.C.



P.O. Box 408
Greenville

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ALINDA W. MAHAFFEY

(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-nine Thousand Three Hundred Fifty and 00/100----- (\$ 39,350.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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 Four Hundred

Sixty-one and 01/100----- (\$ 461.01) 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 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, Town of Mauldin, on the northeastern side of Winchester Court and being shown and designated as Lot No. 4 on a plat entitled Property Survey for Caine Company, Revised Layout, Lot No. 4, Oak Tree Plaza, made by Arbor Engineering on September 8, 1980, to be recorded herewith, containing .16 acres, more or less, and having, according to said plat, the following retes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Winchester Court at the joint front corner of Lot 3 and Lot 4 and running thence with Winchester Court S. 31-25 E. (shown on plat as N. 31-25 W.) 34.22 feet to an iron pin; thence continuing with Winchester Court S. 30-25 E. (shown on plat as N. 30-25 W.) 25.8 feet to an iron pin at the former joint front corner of Lot 6 and Lot 4; thence continuing S. 25-40 E. 2.10 feet to an iron pin at the new joint front corner of Lot 6 and Lot 4; thence turning and running with the new common line of Lot 6 and Lot 4 N. 55-59 E. 46.06 feet to an iron pin; thence continuing with the new common line of Lot 6 and Lot 4 N. 55-59 E. (shown on plat as S. 55-59 W.) 77.05 feet to an iron pin at the new joint rear corner of Lot 6 and Lot 4; thence turning and running N. 39-16 W. (shown on plat as S. 39-16 E.) 57.07 feet to an iron pin at the joint rear corner of Lot 4 and Lot 3; thence turning and running with the common line of Lot 4 and Lot 3 S. 58-35 W. 114.53 feet to the iron pin at the point of beginning.

The above-described property is the same acquired by the Mortgagor by deed from Mauldin Properties, a partnership, dated September 18, 1980, to be recorded herewith.

At the end of five (5) years of term, the interest rate may, at the option of First Federal Savings and Loan Association, the Lender, be increased by no more than 1.5% over the rate being charged on this loan at the end of that five (5) years of term. The Mortgagor, at his option, may pay off and satisfy the debt without penalty.

STATE OF SOUTH CAROLINA
DOCUMENTARY
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