



## State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Warren S. Boyer, of Greenville County

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Sixteen Thousand, One Hundred and no/100 (16,100.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes so-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of

One Hundred Three and 74/100 (\$ 103.74) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 25 years after date. The 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 (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Austin Township, being known and designated as Lot No. 32 in subdivision known as Eastdale Development, plat of said subdivision being recorded in the R. M. C. Office for Greenville County in Plat Book at Page, and being described as follows:

BEGINNING at an iron pin on the East side of Central Avenue, joint corner with Lot No. 31, and running thence along said lot, N. 81-16 E. 218 feet to a point in center of stream; thence along center of stream as the line and by a traverse line, N. 33-01 E. 140.9 feet to a point in stream; thence S. 80-25 W. 313.5 feet to an iron pin on Central Avenue; thence along Central Avenue, S. 07-53 E. 100 feet to the beginning corner.

In addition to the above mentioned monthly payments of principal and interest payable under the terms of the note secured hereby, the mortgagor agrees to pay to the mortgagee on the first day of each month until the note secured by this instrument is fully paid, the following sums: a sum equal to the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes, and assessments next due on the mortgaged property (all as estimated by the mortgagee) less all sums already paid therefor, divided by the number of months to elapse before one month prior to the date when such premiums, taxes, and assessments will be due and payable, such sums to be held by mortgagee in escrow to pay said premiums, taxes and special assessments. Should these payments exceed the amount of payments actually made by the mortgagee for taxes, assessments, or insurance premiums, the excess may be credited by the mortgagee on subsequent payments to be made by the mortgagor; if, however, said sums shall be insufficient to make said payments when the same shall become due and payable, the mortgagor shall pay to the mortgagee any amounts necessary to make up the deficiency.

It is further agreed that the mortgagee may, at its discretion, at the end of a ten-year period from the date of the within mortgage, apply for renewal of mortgage guaranty insurance (or similar type insurance)

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See page 325 for satisfaction