



BOOK 913 PAGE 569

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Ruth S. Auten, of Greenville County,

(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-Two Thousand, Two Hundred Fifty and No/100----- (\$ 32,250.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Ninety-Eight and 05/100-----(\$ 198.05) 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 25 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 such 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 ^{those} ~~that~~ certain piece, ^s ~~parcel~~, or lot ^s ~~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, being known and designated as the major portion of Lot 18 and all of Lot 19 of a subdivision known as Addition to Wildaire Estates according to a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book RR, at Page 100, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Ramblewood Lane, which iron pin is N. 17-00 W. 10 feet from the joint front corner of Lots Nos. 17 and 18, and running thence along a line through Lot 18, approximately 223.6 feet to an iron pin located N. 7-41 W. 10 feet from the joint rear corner of Lots 17 and 18; thence N. 7-41 W. 268.55 feet to an iron pin in the line of property now or formerly owned by James Taylor; running thence N. 59-05 W. 119 feet to an iron pin; running thence N. 60-00 W. 27 feet to an iron pin at the corner of Lot No. 20; thence along the line of Lot 20, S. 27-01 W. 278.4 feet to an iron pin on the curve of the turnaround on Ramblewood Lane; thence with the curve of said turnaround, the chord of which is S. 40-10 E. 58.1 feet to the corner of Lot No. 18; thence with the eastern side of said Ramblewood Lane, S. 17-00 E. 110 feet to the point of beginning; being the same conveyed to me by Uldrick Construction Co., Inc. by deed dated April 20, 1964, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 747, Page 24.

SATISFIED AND CANCELLED OF RECORD

13th DAY OF Jan. 19 83
Bessie A. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:29 O'CLOCK A. M. NO. 17264

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 79 PAGE 293