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GREENVILLE CO. S.C.

FEB 13 2 44 PM 1965

BOOK 986 PAGE 525



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Billy C. Stepp and Peggy Ann B. Stepp, 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

Seven Thousand and No/100----- (\$ 7,000.00 )

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 Fifty-Nine and 07/100----- (\$ 59.07 )

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 15 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 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, in Paris Mountain

Township, lying on the west side of U. S. Highway No. 25 and bounded by lands of Allen C. Batson and on the south by lands of Elford D. Phillips and containing 0.36 acres, more or less, and having the following metes and bounds:

BEGINNING at an iron pipe 25 feet west of center of U. S. Highway #25 at Phillips corner, and running with his line, S. 62-15 W. 210 feet to iron pipe; thence N. 26-30 W. 75 feet to iron pipe; thence N. 62-15 E. 210 feet to iron pipe at 25 feet west of center of Highway; thence S. 26-30 E. 75 feet to beginning corner; being the same conveyed to us by Allen C. Batson by deed dated April 30, 1955 and recorded in the R. M. C. Office for Greenville County in Vol. 524, at page 235; less, however, .08 acre acquired by the South Carolina Highway Department in 1959.

SATISFIED AND CANCELLED OF RECORD  
17th DAY OF July 1978  
Dannie S. Tank  
R. M. C. FOR GREENVILLE COUNTY, S.C.  
AT 10:26 O'CLOCK A M. NO. 1557

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 59 PAGE 314