

APR 3 4 1974



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Samuel C. Sarratt and Margaret H. Sarratt

(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

Seventeen Thousand One Hundred and No/100 ----- (\$ 17,100.00)

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 Fifteen & 47/100 (\$ 115.47) 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 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, on the southeastern corner of Shreveewood Drive and Hillbrook Road, near the Town of Taylors, being shown as Lot 121 on a plat of Brook Glenn Gardens, recorded in Plat Book JJJ at Page 85, and described as follows:

BEGINNING at an iron pin on the southeastern corner of Hillbrook Road and Shreveewood Drive, and running thence with the southern side of Hillbrook Road, S. 81-25 E. 110 feet to an iron pin at the corner of Lot 132; thence with line of said lot S. 23-52 E. 106.8 feet to iron pin at the corner of Lot 122; thence with the line of said lot S. 71-02 W. 124.6 feet to an iron on Shreveewood Drive; thence with the eastern side of said Drive N. 22-21 W. 89.3 feet and N. 18-10 W. 54.7 feet to an iron pin at the corner of Hillbrook Road; thence with the curve of the intersection, the chord of which is N. 40-12 E. 26.2 feet to the beginning corner.

Being the same property conveyed to the mortgagors by deed of Threatt-Maxwell Enterprises, Inc. by deed to be recorded herewith.

The mortgagors agree that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagors agree to pay to the mortgagee as premium for such insurance one-half of one per cent of the principal balance then existing.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagors promise to pay to the mortgagee the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage insurance premium, and on their failure to pay it, the mortgagee may advance it for the mortgagors' account and collect it as a part of the debt secured by this mortgage.

SATISFIED AND CANCELLED OF RECORD

BY OF OCT 20 1974
Ollie Sammons
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 AT 12:48 O'CLOCK P. M. NO. 11365

FOR SATISFACTION TO THIS MORTGAGE SEE
 SATISFACTION BOOK 3 PAGE 220