



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JAMES E. DODENHOFF, JR. AND PAUL B. COSTNER, JR.

(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

Sixteen Thousand, One Hundred and 00/100 - - - - - (\$16,100.00) 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 Thirteen and 80/100 (\$ 113.80) 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 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, being known and designated as all of Lot No. 56 and a small portion of Lot No. 55, as shown on a Plat of Peachtree Terrace, dated January 1956, and recorded in Plat Book EE, at page 189, in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Maple Drive, joint front corner of Lots 56 and 57, and running thence along the line of Lot 57, N. 25-02 W. 170 feet to an iron pin; thence S. 64-58 W. 100 feet to the joint rear corner of Lots 55 and 56; thence running in a Southeasterly direction on a new line through Lot 55 to a point on the Northerly edge of Maple Drive, which is located S. 64-58 W., 15 feet from the joint front corner of Lots 55 and 56; thence with the Northerly edge of Maple Drive, N. 64-58 E. 115 feet to the point of beginning.

This property is subject to restrictive covenants and utility easements of record.

This is the identical property conveyed to the mortgagors by deed of H.C. and Mabel M. Nichols, to be recorded of even date herewith.

PAID, SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.

Georgia G. Smith
Asst. Treas. Vice-President
8-3 1970
Joanne Pryor

SATISFIED AND CANCELLED OF RECORD
17 DAY OF Aug. 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:58 O'CLOCK P. M. NO. 3896