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OLLIE FARNSWORTH  
R. M. C.

BOOK 1134 PAGE 426



# State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Cecil E. Broadwater, 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

Twenty-Three Thousand and No/100-----\$ 23,000.00 )  
Dollars, as evidenced by Mortgagee's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Seventy-Seven and 53/100-----\$ 177.53 )  
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 balance, 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 paid 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 of the holder thereof 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 Mortgagee'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 in full secure the payment thereof and any further sum which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) by the Mortgagee in hand well and truly paid by the Mortgagee of and before the reading 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 conducted thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 21, as shown on a plat of the subdivision of Green Lake Acres, prepared by H. C. Clarkson, Jr. in July 1965, and having, according to said plat thereof, which is recorded in the R. M. C. Office for Greenville County in Plat Book JJJ, at Page 115, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Green Lake Drive which iron pin is the joint front corner of Lots No. 21 and 22 and running thence S. 43-11 E. 278.1 feet to an iron pin; thence S. 54-53 W. 160 feet to an iron pin; thence S. 21-27 E. 50 feet to an iron pin; thence S. 56-12 W. 309.1 feet to an iron pin; thence N. 31-56 W. 250 feet; thence N. 39-23 E. 335.1 feet to an iron pin on the Southwesterly side of Green Lake Drive; thence S. 53-17 E. 80 feet to an iron pin; thence N. 54-45 E. 52.6 feet to an iron pin, the point of beginning; being the same conveyed to me by Lanco, Inc. by its deed dated August 4, 1969, to be recorded herewith.

THE MORTGAGOR'S PROMISSORY NOTE REFERRED TO ABOVE, CONTAINS, AMONG OTHER THINGS, A PROVISION FOR AN INCREASE IN THE INTEREST RATE.