

FILED  
GREENVILLE CO. S. C.

SEP 19 3 21 PM '69

OLLIE FARNSWORTH  
R. H. C.

BOOK 1137 PAGE 323



## State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

**Ben Sellers, Jr. and Gladys S. Sellers**

(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 Six Thousand Five Hundred and No/100-----** (\$36,500.00 )  
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 **Two Hundred Eighty One and 73/100** (\$281.73 )  
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, 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**, at the southeastern corner of the intersection of **Aberdare Lane** and **Rushden Drive**, in the County of **Greenville**, State of South Carolina, being shown and designated as **Lot 98** on plat of **Kingsgate** recorded in the **RMC Office for Greenville County** in **Plat Book WVV**, at **Pages 44 and 45**, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of **Aberdare Lane**, joint corner of **Lots 98 and 99**, and running thence along said **Aberdare Lane N. 38-16 W. 130.0 feet** to a point; thence following the curve of the intersection of **Aberdare Lane** with **Rushden Drive**, the chord of which is **N. 14-05 E. 30.6 feet**, to a point on the southern side of **Rushden Drive**; thence following the southern side of **Rushden Drive S. 66-25 E. 142.0 feet** to a point, joint corner of **Lots 97 and 98**; thence following the common line of said **Lots S. 23-35 E. 150.0 feet** to a point in the line of **Lot 99**; thence along the line of **Lot 99 S. 66-25 W. 128.2 feet** to the point of beginning.

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