

GREENVILLE CO. S. C.

SEP 25 2 53 PM '70

BOOK 1167 PAGE 521

OLLIE FARNSWORTH
R. M. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Robert C. Wallace and Gloria G. Wallace 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

Fifteen Thousand, Three Hundred and No/100----- (\$15,300.00) 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 Eighteen and 10/100----- (\$ 118.10) 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, Greenville Township, State of South Carolina, in a subdivision known as Kanatenah and having the following metes and bounds, to-wit:

"BEGINNING at a point on the southern side of East Faris Road, being the center of Lot 20 of a revision of Block G, of said Kanatenah property as shown by plat recorded in Plat Book H at Page 288 and running thence with said East Faris Road, S. 63-38 W. 99 feet to the joint corner of Lots 18 and 19, said revised plat; thence S. 25-51 E. along the joint line of said Lots 18 and 19, 160 feet to the joint rear corner of Lots 4, 5, 18 and 19; thence N. 63-38 E. along the rear line of Lots 5 and 6, 99 feet to the center of Lot 20; thence N. 25-51 W. 160 feet to the point of beginning; being the same conveyed to us by Corinne Freeman Anderson Thrasher by deed of even date to be recorded herewith."

The mortgagors' promissory note, referred to above, contains among other things, a provision for an increase in the interest rate.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, consisting of 11-foot strip off the east side of Lot 18 of Block G according to revised plat of Kanatenah recorded in Plat Book H at Page 288 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Faris Road, joint corner of Lots 18 and 19; thence S. 25-51 E. 160 feet to joint rear corner of Lots 4, 5, 18 and 19; thence S. 63-38 W. with the joint rear line of Lots 4 and 18, 11 feet; thence N. 25-51 W. 160 feet to a point on the southern side of East Faris Road; thence N. 63-38 E. 11 feet to the point of beginning.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 2 PAGE 345

SATISFIED AND CANCELLED OF RECORD

7 DAY OF Sept. 1971
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:35 O'CLOCK P M. NO. 7012