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GREENVILLE, CO. S. C.

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OLLIE FARNSWORTH
R. M. C.

BOOK 1133 PAGE 454



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Rudolph Rode and Joanne H. Rode

(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 and no/100 (\$17,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note contains a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of

One Hundred Twenty One and 80/100 (\$121.80) 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 30 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 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, in Cleveland Township, containing 21 acres, more or less, and according to plat of property of J. B. Beddingfield made by Tom Justice, March, 1955, recorded in Plat book FF, at page 283, having the following metes and bounds, to-wit:

Beginning on a persimmon on the west bank of Bailey or Flat Branch, the northwest corner of the above referred to tract and also a corner of the Ed Hunt property, and running with the Ed Hunt line, N 55 E, 858 feet to a dogwood, W. A. Johnson's northwest corner; thence with his line, S 30-50 E, 806 feet, crossing the present Gap Creek Road to an iron pin in the center of the old Gap Creek Road; thence with the old road, S 47 W, 400 feet to a point where the old road intersects the south margin of the paving of the new Gap Creek Road; thence with the center of the new road, S 52-35 W, 807 feet to where the old road left the new highway location; thence with the old road, S 82 W, 72 feet to the center of Bailey or Flat Branch; thence up the center of same, nine calls as follows: N 28 W, 120 feet; N 48 E, 100 feet; N 9 W, 80 feet; N 54 W, 93 feet; N 17 W, 100 feet; N 12 E, 190 feet; N 1 W, 106 feet; N 24 W, 70 feet; N 2 E, 190 feet to the beginning.

This being the same property as conveyed the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 907 at page 305.