

FILED
GREENVILLE CO. S. C.
JUN 30 12 12 PM '72
OLLIE FARNSWORTH
R. H. C.

BOOK 1239 PAGE 179



State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JOHN E. BRADLEY

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgage is with and duly indexed under first priority, SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in deed and first mortgage

Twenty-four Thousand and No/100 (\$ 24,000.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which does not contain a provision for escalation of interest rate (paragraph 9 and 10 of the mortgage) for escalation of interest rate under certain conditions, said note to be repaid with interest at the rate of ten percent per annum (10%)

One Hundred sixty-nine and 38/100 (169 38/100) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest payable hereon shall have been paid, the interest to be applied first to the payment of interest computed monthly on unpaid principal balance, and then to the principal, the principal with the last payment, if not sooner paid, to be due and payable 29 days after date said

WHEREAS, said note further provides that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of thirty days, or if there shall be any default in the payment of any part of the principal or interest due hereunder, the whole amount of the principal and interest due hereunder shall be immediately due and payable, and said holder shall have the right to foreclose upon said note and any collateral given to secure same, for the purpose of collecting said principal and interest, and all costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for any 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 Mortgagee, in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor at and before the date of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold, released, and for these purposes this deed again, 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, in County to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being more or less 198' Number 15 on a plat of Rolling Springs Station, recorded in Case Book XX at Pages 14 and 15 in the REC. OFFICE for Greenville County and lying according to said plat the following more or less, to-wit:

BEGINNING at an iron pin at the joint corner of lots no. 15 and 16 and running thence with the line of lot no. 16 S 14° 17' E 200 feet; thence S 74° 02' W 211.7 feet to an iron pin in the line of lot no. 14 N 10° 17' W 225 feet to an iron pin on Phillips Drive; thence with said Drive N 79° 43' E 250 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Roy Burry to be recorded herewith.