

FILED
GREENVILLE CO. S. C.

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ELIZABETH RIDDLE
R.M.C.

BOOK 1242 PAGE 482



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Julian G. Hunt

(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-six Thousand Four Hundred and No/100ths----- (\$ 26,400.00)

Dollars as evidenced by Mortgagor's promissory note of even date herewith, which note 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

Ninety-five and 10/100ths----- (\$ 195.10) 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 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 and lying and being on the south side of Saluda River near the City of Greenville and being the eastern portion of Tract C as shown on a plat of property of W. W. Pate. According to a survey by R. B. Bruce on March 17, 1966, the lot is described as follows:

BEGINNING at an iron pin on the joint corner of Tract C and B in line of Tract A and running thence with the line of Tract A, S. 86-50 W. 149 feet to an iron pin at the corner of property now or formerly owned by Anderson Watts, Jr.; thence with the line of said property, N. 3-10 W. 54 feet to an iron pin; thence continuing with said property, N. 45-48 W. 101.4 feet to an iron pin on Saluda River; thence with the high water mark of Saluda River as the line, the traverse of which is N. 70-48 E. 183.3 feet to an iron pin at the corner of Tract B; thence with the line of Tract B, S. 16-12 E. 162.9 feet to the beginning corner.

Together with the grantor's right to use a certain 18 foot road and the hard surface road leading from White Horse Road to E. W. Montgomery's Lodge known as Piney Road subject to the rights of others to the use of said road. Also together with the right to the use of the water system situate on the boundary of the property.