

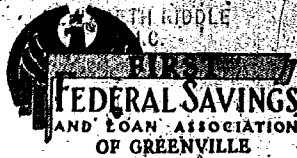
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GREENVILLE CO. S. C.

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BOOK 1258 PAGE 118

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C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JOE W. ROCHESTER and NANCY T. ROCHESTER

(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, INC. OF THE CAROLINAS (hereinafter referred to as Mortgagee) in the full and just sum of

TWENTY TWO THOUSAND AND 00/100----- (\$22,000.00)

Dollars as evidenced by Mortgagor's promissory note of even date herewith, which note provides for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions) and also to be repaid with interest at the rate or rates therein specified in installments of

ONE HUNDRED

SEVENTY SIX AND 18/100----- (\$ 166.18) 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 in full and payable ----- 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 collateral instruments 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 Mortgagee of 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, aliened, released, and by these presents does grant, bargain, sell and release unto the Mortgagee its executors 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, near Travelers Rest, South Carolina, and shown and designated as Lot No. 5 of a subdivision known as Farmette Heights, as shown by plat made by Carolina Engineering & Surveying Co., December 4, 1964, and recorded in Plat Book KKK, Page 17, S.M.C. Office for Greenville County, and according to said plat, having the following courses and distances, to-wit:

BEGINNING at a point on Lands End Drive, joint corner of Lots 6 and 5; and running thence with Lands End Drive, N. 65-04 E. 260.0 feet; thence with circle N. 87-45 E. 59 feet; thence with line of Lots 4 and 5, S. 04-35 E. 315.3 feet; thence S. 27-33 W. 500 feet; thence N. 60-54 W. 207.4 feet; thence N. 24-56 W. 400 feet to the point of beginning, and containing 4.6 acres, more or less, according to said plat.