

FILED
GREENVILLE, CO. S. C.

BOOK 1256 PAGE 523

FEB 17 3 46 PM '73

DONNIE S. TANKE
R.M.C.

REGULATION NO. 22
COMPLIED WITH
Wet



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

ALBERT S. HAGOOD AND CATHRYN H. HAGOOD,

(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 Thirty

Thousand Dollars and no/100----- (\$ 30,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note has not

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 Two Hundred

Nine Dollars and 77/100 ----- (\$ 209.77) 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, situate on the northeastern side of E. Faris Road Extension, and being composed of Lot No. 81 and a part of lot No. 80 of Forest Heights Subdivision as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book P at page 71, and also shown on the city block book at 98-2-16 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots No. 81 and 82, and running thence along the joint lines of said Lot N. 67-20 E. 151.2 feet to an iron pin; running thence S. 47-44 E. 90.1 feet to an iron pin in line of Lot No. 80; running thence through lot No. 80 S. 52-54 W. 178.6 feet to an iron pin on E. Faris Road Extension; running thence along E. Faris Road Extension N. 41-38 W. 30 feet; running thence N. 27-55 W. 50 feet; running thence N. 25-57 W. 50 feet to the point of beginning.

This is the same property conveyed to the grantor herein by deed of Aubrey M. Cobb dated 28 July 1969 and recorded in the RMC Office for Greenville County, South Carolina, 28 July 1969 in Deed Book 872 at page 478.