

FILED
GREENVILLE CO. S. C.
AUG 13 1 23 PM '73
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1287 PAGE 619



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Walter B. Swindle, Jr. and Phyllis S.

Swindle (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-four~~

thousand seven hundred and no/100ths----- (\$24,700.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain 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 eighty-one and 25/100ths----- (\$181.25) Dollars each on the first day of each

month hereafter, 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

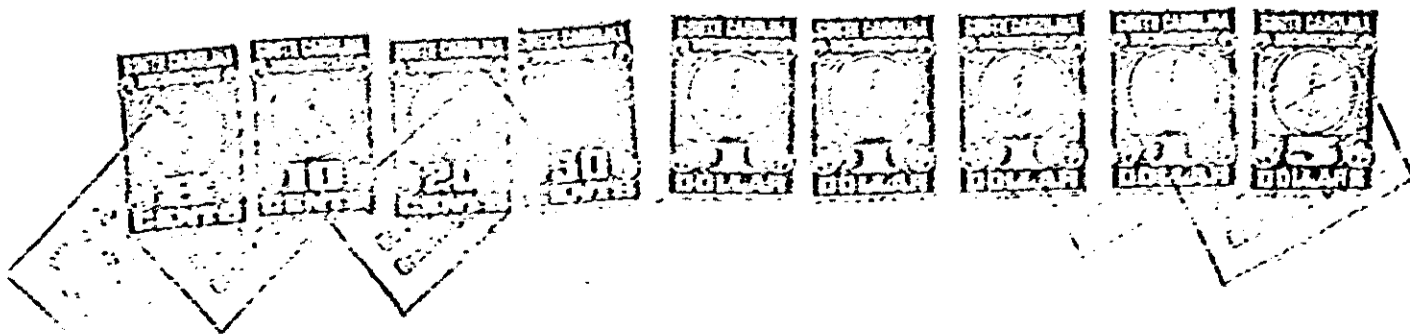
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

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 at the northeast corner of the intersection of Autumn Drive and Cascade Court, in Greenville Township, being shown and designated as Lot 92 on plat of Section III of Tanglewood recorded in the RMC Office of the Greenville County Courthouse in Plat Book GG at page 193 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the northern side of Autumn Drive at the joint front corner of Lots 91 and 92 and running thence with the line of Lot 91, N 10-12 E 176.8 feet to pin at corner of Lot 93; thence with line of Lot 93, S 67-37 W 192.8 feet to pin on eastern side of Cascade Court; thence with the eastern side of Cascade Court, S 21-45 E 87.1 feet to pin; thence with the intersection of Cascade Court and Autumn Drive; the chord of which is S 63-19 E 27 feet to pin on Autumn Drive; thence with the northern side of Autumn Drive, the following courses and distances: S 85-13 E 62 feet to pin; thence S 81-45 E 31.3 feet to pin at corner of Lot 91, the point of beginning.

The above-described property was conveyed to the Mortgagors by deed recorded in Deed Book 978 at page 219. in the said RMC Office.



RECORDED

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