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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1292 PAGE 825



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, J. F. Brooks and J. R. Brooks, same as John F. Brooks and James R. Brooks,

(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 Seventy-five

Thousand _____ (\$ 75,000.00)

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 Nine Hundred

Ninety-one and 14/100 _____ (\$ 991.14) 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 10 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, being known and designated as Lots 3, 4 and 5, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, S. C." made by Dalton & Neves, Engineers, Greenville, S. C., February 1959 and recorded in the R. M. C. Office for Greenville County in Plat Book QQ, pages 56 to 59, inclusive. These lots front a total distance of 194 feet on Easley Bridge Road. Reference is made to plat referred to for a more detailed description.

ALSO: All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. 2, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina," made by Dalton & Neves, Engineers, Greenville, S. C., February 1959, and recorded in the Office of the R.M.C. for Greenville County in Plat Book QQ at page (s) 56 to 59. According to said plat the within described lot is also known as No. 61 Jones Street and fronts thereon 73 feet.

ALSO: All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwest side of U. S. Highway No. 29, known as Green Avenue Extension, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin on the northern side of Green Avenue Extension, which point is 85.1 feet west from the intersection of Green Avenue Extension and Lady Street, and running thence along the line of property now or formerly owned by Albert Faulkner, N. 42 W. 93.1 feet to an iron pin; thence S. 59-20 W. 50 feet, more or less, to an iron pin; thence S. 19-50 E. 63.3 feet to an iron pin; thence S. 43-10 E. 44.5 feet to an iron pin on Green Avenue Extension; thence with the northern side of Green Avenue Extension, N. 40-37 E. 22.28 feet to an iron pin; thence continuing with said road, N. 43-30 E. 22.03 feet to the beginning corner. Said property is the same conveyed to the mortgagors by deeds recorded in Deed Vol. 288, Page 244 and Deed Vol. 426, Page 277, less, however, a triangular strip conveyed to Albert Faulkner by deed recorded in Vol. 426, at Page 312.

The above described property is further identified on the County Tax Maps at Sheet 107, Block 11, Lots 3 and 4.

(Continued)

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