

FILED
GREENVILLE CO. S. C.
JUN 23 3 34 PM '71
CLARENCE S. PARKER DEBNEY
R.M.C.

BOOK 1302 PAGE 691



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Paul W. Webb

(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

Fifteen Thousand Eight Hundred Four and 59/100ths----- (\$ 15,804.59)

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**

Twenty-Nine and 20/100ths----- (\$ 129.20) 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 **24** 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, on the southern side of Wales Avenue near the intersection thereof with Citadel Street in Gantt Township, Greenville County, South Carolina, being shown as an undeveloped portion of the property of R.C. Sutherland on a plat made by Campbell & Clarkson, Surveyors, Inc., dated May 21, 1971, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4J, page 49, adjoining Lots Nos. 19 and 20 of KENMORE TERRACE, and being shown on a more recent survey for Lindsey Builders, Inc., made by R.B. Bruce dated May, 1972, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Wales Avenue at the rear corner of Lot No. 19 of Kenmore Terrace as shown on plat recorded in Plat Book XX, page 7, and running thence along the Southern side of Wales Avenue, N. 89-10 E. 160.7 feet to an iron pin; thence S. 51-30 W. 112.7 feet to an iron pin; thence along the line of property owned by Raines, S. 0-32 W. 79 feet to an iron pin; thence through other property of Lindsey Builders, Inc., S. 89-10 W. 75 feet to an iron pin in the rear line of Lot No. 20; thence along the rear lines of Lot Nos. 19 and 20 of Kenmore Terrace, N. 01-15 W. 148 feet to an iron pin, the beginning corner.

ALSO, all that piece, parcel or tract of land containing 2.40 acres, more or less, situate, lying and being on the eastern side of Kenmore Drive and in Gantt Township, Greenville County, S.C. being shown on a plat of the property of R.C. Sutherland made by Campbell & Clarkson, Surveyors, Inc. dated May 21, 1971 and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4-J, Page 49, and having according to said plat and a revision plat dated May, 1972 made by R.B. Bruce, Surveyor, the following metes and bounds, to-wit:
(Continued on Page Four)

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