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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1303 PAGE 837

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

David H. Wilson and Martha L. Wilson

(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

Seventeen Thousand Six Hundred Fifty and No/100ths------- ($17,650.00)

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 Thirty-Eight and 87/100ths--------- ($ 138.87) 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

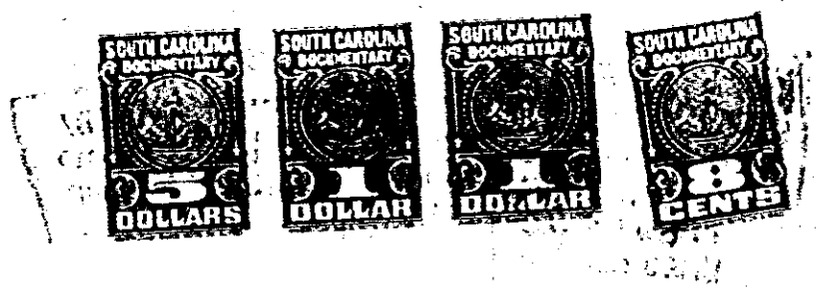
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

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 lot of land in Greenville County, State of South Carolina, in the City of Greenville, being known and designated as Lot No. 17, as shown on a plat of Isaqueena Park, recorded in the R.M.C. Office for Greenville County in Plat Book P at Page 131, and being more particularly described according to a recent survey prepared by J. C. Hill, December 11, 1954, as follows:

BEGINNING at an iron pin in the Northeastern side of Blackburn Street, which pin is 425 feet Northwest of the intersection of Blackburn Street and East North Street, and is the joint front corner of Lots Nos. 16 and 17, and running thence with Blackburn Street, N. 39-10 W. 75 feet to an iron pin, corner of Lot 18; thence with line of said lot, N. 50-50 E. 213.6 feet to an iron pin; thence S. 34-05 E. 75.3 feet to an iron pin, rear corner of Lot 16; thence with line of said lot, S. 50-50 W. 206.7 feet to the point of beginning.

7.08



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