



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, George C. Cook and Nancy F. Cook, of Greenville County,

(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

Forty-Six Thousand and No/100----- (\$ 46,000.00 ) dated February 28, 1974

Dollars, as evidenced by Mortgagor's promissory note/XXXXXXXXXXXX, 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

Three Hundred Fifty-Six and 40/100----- (\$ 356.40 ) 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 29 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 Lot 198 of a subdivision known as Pebble Creek, Phase I as shown on a revised plat thereof prepared by Enwright Associates, Engineers, dated March 22, 1974 and recorded in the R. M. C. Office for Greenville County in Plat Book 5-D at Page 39, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Applejack Lane, joint front corner of Lots Nos. 198 and 199, and running thence with the joint line of said lots, N. 56-19 E. 154.24 feet to an iron pin; thence N. 43-49 W. 115.45 feet to an iron pin, joint rear corner of Lots 197 and 198; thence with the joint line of said lots, S. 57-10 W. 155.24 feet to an iron pin on the eastern side of Applejack Lane; thence with said lane, the following courses and distances: S. 17-00 E. 25 feet, S. 17-03 E. 34.9 feet, and S. 67-02 E. 70 feet to the beginning corner.

The within mortgage is given for the purpose of correcting the legal description to the above described property. The plat on Lot 198 has been revised having the effect of slightly enlarging said lot. A new deed to the mortgagors showing said correction is being executed simultaneously with this mortgage. No new debt is created by this mortgage but the same is executed to take the place of the original mortgage signed by the mortgagors dated February 28, 1974 being recorded in the R. M. C. Office for Greenville County in Mortgage Book 1303, at Page 118. The original mortgage shall remain open which contained the documentary stamps as required by law. No new stamps are placed on this mortgage since no new debt is created and this mortgage is recorded for the purpose of correcting the legal description.

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