

FILED
GREENVILLE CO. S. C.

JUN 28 4 42 PM '74

DONNIE S. TANMERSLEY
R.M.C.

1315 102



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

SUNNY SUTTON----- (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

Eight Hundred Fifty and No/100----- (\$ 46,850.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not
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 Ninety-

Three and 17/100----- (\$ 393.17-----) 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 25----- 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 collat-
erals 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 Mortgagee, 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 Mortgagee in hand well and truly paid by the Mortgagor 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 of land, to wit, all improvements thereon, to be constructed thereon, situate, lying
and being in the State of South Carolina, County of~~

ALL that certain Unit, lying and being in Greenville County, in the State
of South Carolina, in the City of Greenville, and being known as Unit #9 of
WILLIAMS AT NORTH HORIZONTAL PROPERTY REGIME, and being more fully described
by reference to the Master Deed of Williams at North Horizontal Property Regime,
said Deed being dated the 14th day of June, 1974 and being recorded in the
R.M.C. Office for Greenville County, South Carolina, in Book 101 at Page 301.



RECORD

4328 RV-2