

FILED  
GREENVILLE CO. S. C.

JUL 12 3 29 PM '74

DONNIE S. TANKERSLEY  
R.M.C.

1974 1316 1317



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Enlow Construction, Inc.

(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 Seven Thousand, Two Hundred and 00/100----- (\$47,200.00 )

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 Three Hundred,

Eighty-Two & 41/100----- (\$ 382.41 ) 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, and being more particularly described as Lot #71 of Pebble Creek Development, according to a Plat recorded in Plat Book 5D at page 25, reference to which Plat is hereby directed for a more complete description of the property herein conveyed. According to said Plat, the property herein conveyed is more particularly described as follows: BEGINNING at an iron pin on the north side of Sassafras Drive, the pin being the joint corner of Lots #70 and #71; thence running N35-15W, along line of Lot #70, 204.36 feet, to an iron pin on a 200 foot Duke Power right-of-way; thence along Duke Power right-of-way, 60 feet to an iron pin, the joint corner of Lots #71 and #72; thence along line of Lot #72, S58-48W, 196.95 feet to an iron pin on Sassafras Drive; thence along Sassafras Drive, S34-06W, 50 feet to an iron pin on Sassafras Drive; thence continuing with Sassafras Drive, S46-50W, 50 feet to an iron pin; thence S53-12W, along Sassafras Drive, 42.34 feet to the BEGINNING corner.

The above described property was conveyed, this date, to the Mortgagor herein, by Pebble Creek Development, and is subject to those restrictive covenants of record in the Office of RMC for Greenville County, South Carolina, in Book of Deeds 991 at pages ten through page 22, inclusive (10-22, inclusive), reference to which restrictive covenants, conditions and restrictions is hereby directed.



4328 RV-2