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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Vincent J. DiMarco and Patricia A. DiMarco

(hereinafter referred to as Mortgagor) (SENDS) 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

Eighteen Thousand Four Hundred and No/100----- (\$ 18,400.00--)

Dollars, as evidenced by Mortgagee'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**

Fifty Four and 42/100----- \$ 154.42----- Dollars each on the first day of each month hereafter in advance until the principal sum with interest has been paid and all 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 collateral 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 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, conveyed, sold and released, and by these presents, has 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, near the Town of Simpsonville, Austin Township, on the south side of Seminole Drive, being shown as Lot 3 on Plat of Section I of Westwood Subdivision, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-F, Page 21 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Seminole Drive at the joint corner of Lots 2 and 3 and runs thence along the line of Lot 2 S. 0-21 W. 169.7 feet to an iron pin; thence N. 89-16 E. 99.55 feet to an iron pin; thence along the line of Lot 4 N. 0-21 E. 157.1 feet to an iron pin on the south side of Seminole Drive; thence along Seminole Drive N. 83-17 W. 100 feet to the beginning corner.



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