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GREENVILLE CO. S. C.

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EDWARD S. FAYENBLEY
R.M.C.

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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

LESLIE MERVYN GUBB AND CAROL C. GUBB

(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

THOUSAND TWO HUNDRED AND NO/100----- (\$ 16,200.00)

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 at the rate or rates therein specified in installments of One Hundred

Forty-Five and 76/100----- (\$ 145.76) 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 20 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, 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

ALL that certain piece, parcel or lot of land lying and being situate in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the greater portion of Lot No. 14 as shown on a plat of the Property of Harold C. Gibson, Plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book X at page 44 and having, according to a more recent plat of the Property of Arnold V. Wood and Bettie C. Wood, prepared by C. C. Jones, Engineers, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Oakview Drive, which iron pin is the joint front corner of Lots No. 13 and 14 and running thence S. 47-23 E., 109.88 feet to an iron pin; thence N. 37-56 E., 65 feet to an iron pin; thence N. 33-52 W., 125.9 feet to an iron pin on the easterly side of Oakview Drive; thence along the easterly side of Oakview Drive, S. 37-56 W., 38.75 feet to an iron pin; thence continuing along the easterly side of Oakview Drive, S. 27-00 W., 56.6 feet to an iron pin, the point of beginning.



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