



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Thomas K. F. Wong and Vivian A. Wong

(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-Nine**

**Thousand and No/100----- (\$49,000.00- )**

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 **Four Hundred Forty**

**and 87/100----- \$440.87-- )** 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 as hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on Pitler Drive and being shown and designated as Lot No. 38 on a plat entitled Henderson Forest made by Campbell & Clarkson Surveyors, Inc., dated June 9, 1971, and recorded in Plat Book 4R at Page 41, R.M.C. Office, Greenville County (this being the subdivision formerly known as Terrydale Subdivision as shown on a plat recorded in Plat Book 4N at Page 17, R.M.C. Office, Greenville County) and having according to the plat dated June 9, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pitler Drive, joint front corners of Lots 38 and 37 running thence S. 9-34 E. 150 feet to an iron pin; thence S. 80-26 W. 80 feet to an iron pin; thence N. 9-34 W. 150 feet to an iron pin, joint front corners of Lots 38 and 39; thence along Pitler Drive N. 80-26 E. 80 feet to the point of beginning.



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