



1332 PAGE 751

State of South Carolina)

COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Jo Ann Summey

(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-Four Thousand and 00/100----- (\$ 44,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note (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**

Fifty Four and 04/100----- \$ 354.04) 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 ³⁰ 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 legal well and truly paid by the Mortgagee, and let in 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, being and being in the State of South Carolina, County of **Greenville, Austin Township, City of Mauldin,** and being shown as **Lot #8 on Map #2, Sunset Heights,** of the property of **J. T. Massey,** made by **C. O. Riddle,** September 15, 1953 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Sunset Drive at the joint front corner of **Lots #9 and #8** and running thence along Sunset Drive N. 62-35 E. 100 ft. to an iron pin; running thence along the common line of **Lots #8 and #7** S. 27-25 E. 200 ft. to an iron pin; running thence S. 62-35 W. 100 ft. to an iron pin; running thence N. 27-25 W. 200 ft. to the point of Beginning.

This is the same property conveyed to the Mortgagor by Deed recorded in the RMC Office for Greenville County in Deed Book 517 at Page 324.

ALSO:

ALL that certain piece, parcel or lot of land in Austin Township, County of Greenville, State of South Carolina, City of Mauldin, and being known and designated as **Lot #9 on Map #2 of Sunset Heights** made by **C. O. Riddle,** September 15, 1953 and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Sunset Drive, joint front corner of **Lots #9 and #10** and running thence along Sunset Drive N. 62-35 E. 100 ft. to an iron pin at the joint front corner of **Lots #9 and #8;** running thence S. 27-25 E. 200 ft. to an iron pin; running thence S. 62-35 W. 100 ft. to an iron pin; running thence N. 27-25 W. 200 ft. to an iron pin being the point of Beginning.

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