

JUN 16 11 53 AM '75

DONNIE S. TANKERSLEY
R.M.C.

1341 742



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Michael Parris Kellett and Joan D. Kellett

(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

Fifty-Five Thousand & No/100----- (\$ 55,000.00)

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

Four Hundred Forty-Two & 55/100 (\$ 442.55) 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 (\$300) 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, near the City of Greenville, S. C., being on the northeasterly side of Bartram Grove, and being shown as a greater portion of Lot No. 105 of Chanticleer Section II., as recorded in the R.M.C. Office in Plat Book JJJ, page 71 and having according to said plat and also having according to a more recent survey entitled "Revision of Lots 105, 106 and 107 Chanticleer, Section II" recorded in the R.M.C. Office in Plat Book QQQ, page 69, the following metes and bounds, to-wit:

BEGINNING at an ironpin on the northeasterly side of Bartram Grove at the joint front corner of Lots 104 and 105 and running thence with the line of Lot 104 N. 38-33 E. 157.2 feet to an iron pin in the rear line of Lot 98; thence along the rear line of Lot 98 N. 51-53 W. 108.8 feet to an iron pin, joint rear corner of Lots 105 and 106; thence on a new line through Lot 105 S. 43-25 W. 136 feet to an iron pin on the northeasterly side of Bartram Grove; thence along said Grove on a curve the chord of which is S. 17-47 E. 36.6 feet to an iron pin; thence continuing with said Grove S. 51-27 E. 82.9 feet to an iron pin, the point of beginning.

For restrictions applicable to this subdivision, see Deed Book 784, page 329.

This conveyance is subject to all setback lines, roadways, easements and right of ways, if any, affecting the above described property,

