

GREENVILLE CO. S.C.

1968

DONNE S. JAMES



1343 34

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Charles D. Ross and Maureen L. Ross, of Greenville County,

(hereinafter referred to as Mortgagor) (SEND IN GREETINGS)

WHEREAS the Mortgage as well and truly endorsed unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA hereinafter referred to as Mortgagee for the full and just sum of

Forty-Two Thousand and No/100-----(\$ 42,000.00)

Dollars as evidenced by Mortgagee's promissory note of even date herewith which 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 thereon specified in installments of

Three Hundred Six and 49/100----- \$ 306.49 Dollars each on the first day of each month hereafter as aforesaid until the principal sum with interest has been paid in full; each payment to be applied first to the payment of interest as aforesaid monthly on unpaid principal balances, and then to the payment of principal with the last payment of not sooner paid to be due and payable 28 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 Mortgagee may hereafter be and is entitled 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 Mortgagee 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, and in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee as hereinafter provided, 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 does grant, convey, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain 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, being known and designated as Lot 144 of a subdivision known as Chanticleer Section IV Part 2 according to a plat thereof prepared by Webb Surveying and Mapping Co. dated December 3, 1968, and recorded in the R. M. C. Office for Greenville County in Plat Book 4-F at Page 20 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Chapman Road, joint front corner of Lots 143 and 144; thence with the western side of Chapman Road, S. 18-42 E. 150 feet to an iron pin at the corner of Chapman Road and an unnamed 50-foot wide road; thence with the curvature of said intersection, the chord of which is S. 26-08 W. 35.2 feet to an iron pin on the northern side of said 50-foot road; thence with the northern side of said 50-foot road, S. 71-22 W. 74.9 feet and S. 61-48 W. 25.1 feet to an iron pin; thence N. 32-57 W. 185.1 feet to an iron pin at the joint corner of Lots 143 and 144; thence with the joint line of said lots, N. 71-18 E. 170 feet to the point of beginning; being the same conveyed to us by J. E. Meadors by deed of even date, to be recorded herewith.



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