

GREENVILLE COUNTY
SOUTH CAROLINA



1963 APR 43

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Darrell Holden, by his Attorney-in-fact, Lois Holden

hereafter referred to as Mortgagor (SEND NO GREETINGS)

WHEREAS the Mortgage is well and truly made to and by the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA hereafter referred to as Mortgagee

Twenty Eight Thousand and 00/100----- (\$28,000.00)

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 and note to be repaid with interest at the rate or rates thereon specified in installments of

Two Hundred

Twenty Five and 30/100----- \$ 225.30

Dollars each on the first day of each month hereafter as aforesaid until the principal and the interest has been paid in full. Said payments to be applied first to the payment of interest computed monthly on unpaid principal balance and then to the payment of principal with the last payment of said money paid to be and payable 30 days 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 more then the same shall be subject to comply with and abide by any By-Laws or the Charter of the Mortgagee or any other laws or regulations of the Mortgagee. The whole interest on the mortgage 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 and interest with costs and expenses for proceedings and

WHEREAS the Mortgagee may hereafter be lawfully indebted to the Mortgagor for such further sums as may be advanced to the Mortgagor as may be required for the payment of taxes, insurance premiums, repairs or for any other purpose

NOW KNOW ALL MEN that the Mortgagee in consideration of and to secure the payment thereof and any further sums which may be advanced to the Mortgagor to the Mortgagee in cash and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in cash and to be paid by the Mortgagor as evidenced by the signing of these presents the receipt whereof is hereby acknowledged has granted, conveyed, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee its heirs 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, known and designated as Lot No. 42 on plat of Extension of Brookforest, recorded in plat book 00 page 334 of the RMC Office for Greenville County, S. C., and having according to a recent survey made by C. C. Jones, May 7, 1962, the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Fairmont Avenue, joint front corner of lots 41 and 42; thence with the joint line of said lots N. 84-28 E. 140 feet to an iron pin; thence N. 5-32 W. 95.8 feet to an iron pin corner of Lot No. 43; thence with the line of said lot S. 84-28 W. 140 feet to an iron pin on the east side of Fairmont Avenue; thence with the east side of said street, S. 5-32 E. 95.8 feet to the point of beginning.

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