



1343-184

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

William J. Rosamond and Pauline V. Rosamond

hereinafter referred to as Mortgagors (SEND NO GREETINGS)

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

Nineteen Thousand Five Hundred and no/100----- (\$19,500.00)

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 provide for an escalation of interest rate under certain conditions, said note to be repaid with interest at the rate or rates then specified in installments of

six and 91/100----- \$ 156.91 ----- Dollars each on the first day of each

month thereafter, until the principal sum with interest has been paid in full, said payments to be applied first to the payment of interest, computed on the unpaid principal balance, and then to the payment of principal with the last payment of not more than to be due and payable 30 years after date and

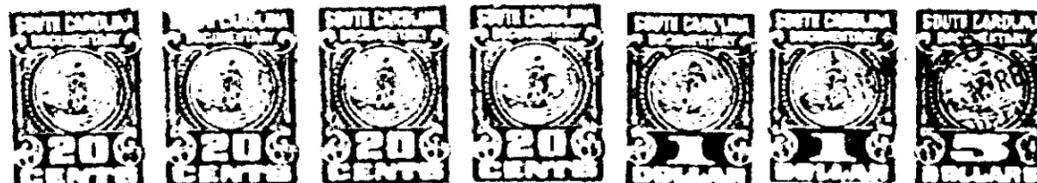
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulation set forth in this mortgage, the whole amount hereunder 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 lend and add to the Mortgagee for such further sums as may be advanced to the Mortgagors' account for the payment of taxes, insurance premiums, repairs, or for any other purpose

NOW KNOW ALL MEN, that the Mortgagee has lent and added to the Mortgagors the sum of \$19,500.00 and has received the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagors, and before the sealing of these presents, the receipt advanced hereby acknowledged has been read, signed, 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, lying at the southeastern corner of Vicklyn Court and Sunny View Drive being designated as Lot 20 on a revised plat of Staunton Heights Subdivision prepared by Hugh J. Martin, R.L.S., dated April 16, 1971, recorded in the R.M.C. Office for Greenville County in plat book 4-N, page 38, and having, according to this plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Vicklyn Court at the joint front corner of Lots 19 and 20 and running thence with the common line of Lots 19 & 20, S. 44-40 E. 132.80 feet to an iron pin at the joint rear corner of Lots 20 and 21; thence with the common line of Lots 20 & 21, S. 44-02 W. 193.60 feet to an iron pin on the northeast side of Sunny View Drive; thence along the northeast side of Sunny View Drive, N. 52-09 W. 7.5 feet to an iron pin; thence continuing N. 24-04 W. 100 feet to an iron pin; thence continuing N. 10-02 W. 79 feet to an iron pin on the southeast side of the intersection of Vicklyn Court and Sunny View Drive; thence continuing around the curve of Vicklyn Court and Sunny View Drive, the chord of which is N. 34-13 E. 29.16 feet to an iron pin on the southern side of Vicklyn Court; thence along the southern side of Vicklyn Court, N. 69-46 E. 80 feet to an iron pin; thence continuing N. 52-16 E. 11 feet to the point of beginning. Being the same property conveyed to the mortgagors herein by deed of Carper Properties, Inc., of even date herewith to be recorded herewith in the R.M.C. Office for Greenville County.



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