

FILED
GREENVILLE CO. S.C.
MAY 9 2 55 PM '32
GONNE S. TANKERSLEY
C.L.E.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ROSAMUND F. HENNINGSEN, INC.

Hereafter referred to as Mortgagee. SENDS GREETINGS.

WHEREAS, the Mortgagee is well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereafter referred to as Mortgagee, in the full and true sum of THIRTY THOUSAND AND NO/100----- (\$ 30,000.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note includes a provision for escalation of interest rate, paragraphs 9 and 10 of this note, in pursuance of the provisions of said note under certain conditions, said note to be repaid with interest at the rate or rates thereon specified in installments of THIRTY THOUSAND AND NO/100-----

THIRTY THREE and 15/100----- \$ 33,150.00 Dollars each on the first day of each month hereafter in advance, until the principal sum with interest has been paid in full, each payment 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 just due and unpaid for a period of thirty days, and 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 out in this mortgage, the whole amount for then due 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 become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee'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 cash paid and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee 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, 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 piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situated, lying and being in the State of South Carolina, County of Greenville, Town of Mauldin, being known

and designated as lot No. 13 as shown on plat of ROBERTS LOTS, prepared by Dalton & Neves, Engineers, dated February, 1922, revised December, 1923, which plat is recorded in the LNC office for Greenville County, S. C., in Plat Book 8-1, page 21, and having, according to said plat, the following notes and corners, to-wit:

Beginning at an iron pin on the southern side of Oak Park Drive, joint corner of lots 21 and 22; running thence down joint line of said lots, S. 8-44 W. 150 feet to an iron pin; running thence S. 61-16 E. 113 feet to a point on a cul-de-sac; running thence up said cul-de-sac N. 8-44 E. 125 feet to an iron pin at the intersection of said cul-de-sac and Oak Park Drive; running then through said intersection, the chord of which is N. 36-16 W. 35.4 feet to an iron pin on the southern side of Oak Park Drive; running thence down southern side of Oak Park Drive N. 81-16 W. 88.1 feet to point of beginning.



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