

GREENVILLE CO. S. C.

APR 9 3 00 PM '77

DEPT. OF TAX & REVENUE

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State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

ROSAKIND ENTERPRISES, INC.

(hereinafter referred to as Mortgagee) (SEND IN) GREETINGS.

WHEREAS, the Mortgagee as well and truly published unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereinafter referred to as Mortgagee, a certain promissory note of \$24,000.00

THOUSAND FOUR HUNDRED AND NO/100----- (\$ 24,000.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note contains a provision for escalation of interest rate, paragraphs 9 and 10 of this note, as provided for escalation of interest rate under certain

conditions, said note to be repaid with interest at the rate or rates there specified or as follows: \$100.00 PER MONTH TWENTY-

SIX AND 50/100----- \$ 126.00 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 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 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 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 said debt 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 on hand well and truly paid by the Mortgagee, 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, 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, being and being in the State of South Carolina, County of Greenville, in the town of Mauldin, being

known and designated as lot No. 17 as shown on plat of ROBERTT POINTS prepared by Fulton & Nevis, Engineers, dated February, 1971, revised December, 1973, which plat is recorded in the LMC Office for Greenville County, S. C., in plat book 5-14, at page 71, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of a cul-de-sac, joint corner of lots 16 and 17, running thence down joint line of said lots, S. 21-18 E. 100 feet to an iron pin; running thence N. 47-05 W. 112.6 feet to an iron pin in the line of lot 14, joint corner of lots 17 and 12; running thence down joint line of lots 17 and 12, S. 15-10 W. 159.7 feet to an iron pin at the joint rear corner of lots 17, 16, 11, 12; running thence up joint line of lots 17 and 16, N. 25-15 W. 115 feet to an iron pin on the cul-de-sac; running thence down eastern side of said cul-de-sac, N. 8-44 E. 66.8 feet to point of beginning.



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