



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Thomas A. Finley, Jr. and Ann B. Finley

(hereinafter referred to as Mortgagee) SENDS GREETINGS

WHEREAS, the Mortgagee is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagor) in the full and just sum of

Thirty-Two Thousand Eight Hundred and No/100----- (\$ 32,800.00)

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, said note to be repaid with interest at the rate or rates there specified in installments of Two Hundred Sixty-

Three and 93/100----- \$ 263.93 Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid, all such 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, 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 hereunder shall be just due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any provisions of the Charter of the Mortgagee, or any stipulations set out 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 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, 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, bargained, 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, lying and being in the State of South Carolina, County of Greenville, on the southwestern side of Paddock Lane and being known and designated as Lot No. 59 of DEVENGER PLACE Subdivision, Section 1, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 79 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Paddock Lane, joint front corner of Lots 58 and 59 and running thence S.57-09 W. 143.4 feet; thence N.17-44 W. 59.8 feet to a point; thence N.02-36 E. 35 feet to an iron pin; thence N.85-03 E. 151.3 feet to an iron pin on the southwestern side of Paddock Lane; thence with said Street, S.05-39 E. 78 feet to the point of beginning.



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