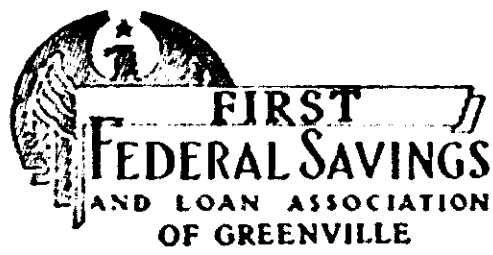


FILED  
GREENVILLE CO. S. C.  
JUL 12 4 55 PM '68  
CLERK OF COURT

1343 578



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Serban Dulfu and Lucia Serban Dulfu

Hereafter referred to as Mortgagee. SEND NO GREETINGS.

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

Forty Thousand Six Hundred and no/100----- (\$40,600.00 )

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which 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 thereon specified in installments of Three Hundred

Twenty-six and 69/100----- (\$26.69 ) Dollars each on the first day of each

month hereafter in advance, until the principal sum with interest has been paid out. If 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

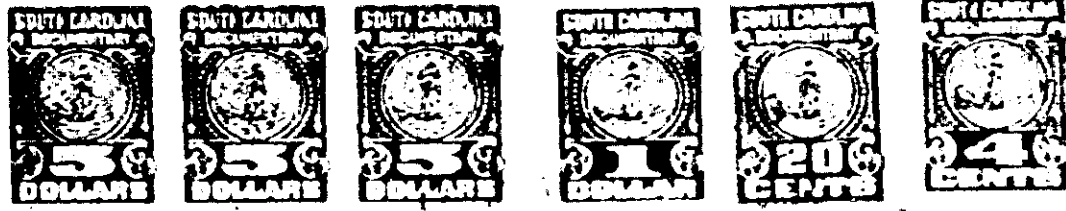
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days or more, then the same shall be due and payable with and under the terms of the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount of the same 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 obligated 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 the sum of \$40,600.00 and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee, and in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee as evidenced by the receipt hereunto attached, 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 parcel, part of 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, situate, lying and being on the easternmost corner of the intersection of Great Glen Court with Del Norte Road, being shown and designated as Lot No. 52 on a plat of DEL NORTE ESTATES, SHEET NO. 1, made by Piedmont Engineers and Architects, dated August 28, 1968, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WW, Page 32, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Great Glen Court at the joint front corner of Lots Nos. 52 and 53, and running thence along the northeastern side of Great Glen Court, N. 30-00 W., 75.0 feet to an iron pin; thence along the curve of the intersection of Great Glen Court with Del Norte Road, the chord of which is N. 8-38 E., 39.05 feet to an iron pin on the southeastern side of Del Norte Road; thence with the southeastern side of Del Norte Road, N. 47-16 E., 114.7 feet to an iron pin in the line of property now or formerly belonging to Preston S. Marchant; thence along the Marchant line, S. 23-28 E., 40.0 feet to an iron pin; thence continuing along the Marchant line, S. 31-58 E., 84-0 feet to an iron pin at the joint rear corner of lots nos. 52 and 53; thence with the common line of said lots, S. 57-02 W., 135.0 feet to an iron pin, the point of beginning.



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