

GREENVILLE CO. S.C.

11 3 1973

GREENVILLE COUNTY

1973 800



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

-----FOOTHILLS DELTA P, INC.-----

(hereinafter referred to as Mortgagee) (SENDS) GREETINGS.

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

Thousand, Two Hundred and No/100-----\$ 35,200.00--

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 therein specified in installments of --Two Hundred,

Eighty-Three and 23/100-----\$ 283.23----- Dollars each on the first day of each

month hereafter, until the principal and the interest has been paid in full, each payment to be applied first to the payment of interest, excepted 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

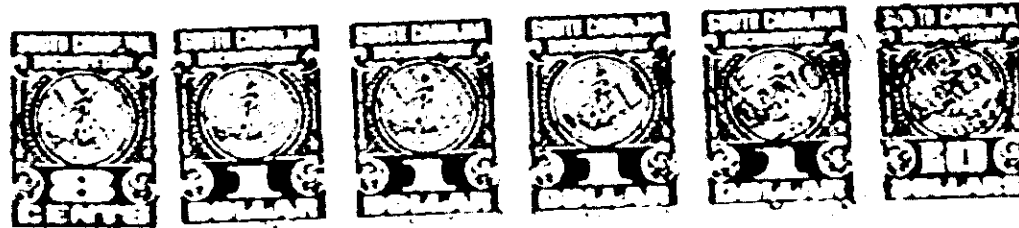
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days or more there shall be due to the Mortgagee, and which by any By-Laws or the Charter of the Mortgagee, or any stipulation set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, be due and payable, and said holder shall have the right to institute any proceedings upon said note and any collateral instruments given to secure same for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee has hereafter been 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 has hereafter been 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, and the consideration of the sum of Three Dollars (\$3.00) to the Mortgagee as hereinafter set out, to be paid by the Mortgagee at and before the making of these presents, the receipt whereof is hereby acknowledged by the Mortgagee, and the Mortgagee 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, situate, being and being in the State of South Carolina, County of Greenville, known and designated as Lot 55, Knollwood Heights Subdivision, Map No. 1, Section 5, on plat made by C. G. Riddle, dated October 12, 1973, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4R, Page 91 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Gail Drive at the joint front corner of Lots 55 and 56 and running along the joint line of said lots N. 00 degrees, 34 minutes, 58 seconds W. 162.03 feet to an iron pin; thence N. 87 degrees, 49 minutes, 32 seconds E. 120.45 feet to the joint rear corner of Lots 55 and 54; thence with the joint line of said lots S. 02 degrees, 10 minutes, 28 seconds E. 165 feet to an iron pin on Gail Drive; thence with Gail Drive S. 87 degrees, 49 minutes, 32 seconds W. 19.28 feet to an iron pin; thence continuing with Gail Drive S. 89 degrees, 28 minutes, 26 seconds W. 105.7 feet to the point and place of beginning.



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