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GREENVILLE CO. S. C.  
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BOONE'S BANK BLDG

1543 931



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Maura E. Shell, Jr. and Fran C. Shell

Hereafter referred to as Mortgagor. SENDS GREETINGS

WHEREAS, the Mortgage is well and truly indorsed by the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereafter referred to as Mortgagee, in the sum of

Thirty Thousand Five Hundred and No/100----- (\$ 30,500.00 )

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate, paragraph 9 and 10 of the note as provided for an escalation of interest rate under certain conditions, said note to be repaid with interest as the rate or rates thereon specified in said note of Two Hundred Forty-

five and 41/100----- \$ 245.41 Dollars each on the first day of each month hereafter in advance until the principal sum with interest has been paid, and said 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 for thereunder shall be past due and unpaid for a period of thirty days or more, then shall be any of the terms, conditions, covenants and obligations of the Charter of the Mortgagee, or any stipulations set forth in this mortgage, the whole amount of the note 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

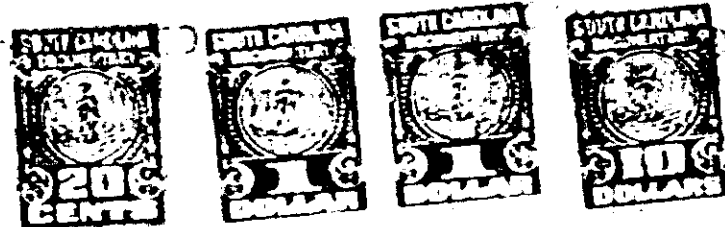
WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs or for any other purpose.

NOW KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor'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 Mortgagor 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, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece of land, 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, being known and designated as Lot

No. 14 of a Subdivision known as Arundale Forest, Section II, shown on plat by Piedmont Engineers & Architects dated August 18, 1964, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book BBB, at page 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on northwestern side of Drewry Road, at the joint front corner of Lots 13 and 14, and running thence along the common line of said lots, N. 54-12 W. 170 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lot 14, N. 35-48 E. 90 feet to an iron pin, joint rear corner of Lots 14 and 15; thence with the joint line of Lots 14 and 15, S. 54-12 E. 170 feet to an iron pin on Drewry Road, joint front corner of said lots; thence with Drewry Road, S. 35-48 W. 90 feet to the point of beginning.



5/22/20

FREE

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