

FILED  
GREENVILLE CO. S. C.

1915

DEPT. OF REVENUE  
SOUTH CAROLINA

1913



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

John A. Bolen, Inc.

Hereafter referred to as Mortgagee. SENDS GREETINGS

WHEREAS, the Mortgagee as well and truly known by the name of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereinafter referred to as Mortgagee, has advanced to the Mortgagor the sum of

Thirty-Six Thousand and No/100----- \$ 36,000.00

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate, but provides for an escalation of interest rate under certain

conditions, said note to be repaid with interest at the rate of rates there specified, to-wit: Two Hundred Eighty-

Three and 22/100----- % 283.22 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 of such sum to be due and payable 30 years after date hereof.

WHEREAS, said note further provides that if at any time any portion of the principal or interest for the mortgage shall be paid due and unpaid for a period of thirty days, or if there shall be any default in compliance with any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount for the mortgage shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to cause to any proceedings upon said note, and any collateral given to secure same, for the purpose of collecting said principal, interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagee for such other sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance, premiums, repairs and 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, has hereunto set the hand and seal of the Mortgagee, and the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the making of these presents, the receipt whereof is hereby acknowledged, has printed hereon said seal and release, and by these presents has granted, conveyed, sold and release unto the Mortgagee, its executors 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, on the eastern side of Longstreet Drive and being known and designated as lot No. 115 on a plat of DEVENGER PLACE, Section 11, recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 8 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Longstreet Drive, joint front corner of Lots 115 and 116 and running thence N.78-02 E. 150 feet to an iron pin; thence S.11-58 E. 90 feet to an iron pin; thence S.78-02 W. 150 feet to an iron pin on the eastern side of Longstreet Drive; thence with said Drive, N.11-58 W. 90 feet to the point of beginning.



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