

GREENVILLE CO. S. C.
1934



1934 FEB 8

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Robert W. Kendall and Gail C. Kendall-----

hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is 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-Three Thousand Seven Hundred and No/100--- (\$ 33,700.00---)

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 Seventy

One and 17/100----- \$ 271.17----- Dollars each on the first day of each

month, after which time the principal sum with interest has been paid in full, 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 at there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee or any stipulations set forth in this mortgage, the whole amount due thereunder 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

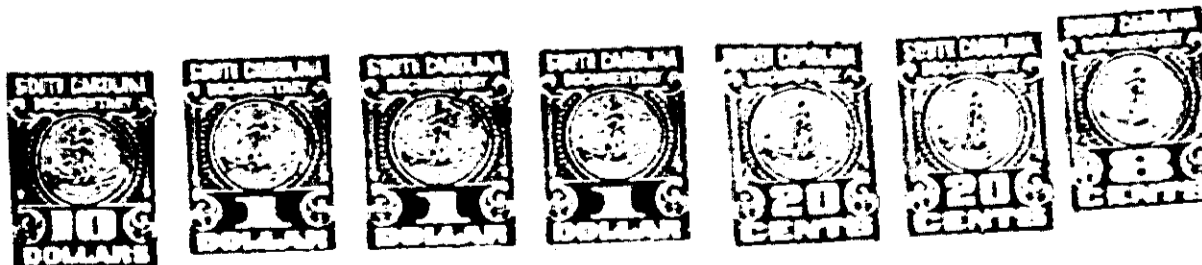
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance, premiums, repairs, or for any other purpose,

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, in and before the sealing of these presents, the receipt whereof is hereby acknowledged this 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

ALL that piece, parcel or lot of land situate, lying and being on the Northeastern side of Marseille Drive and it intersects with Beau Clair Drive and known and designated as Lot No. 101 of a subdivision known as Jenkins Estates, Section II, and shown on plat which is recorded in the R.M.C. Office for Greenville County in Plat Book 42 at Page 45 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Marseille Drive and; running thence N. 63-35 E. 255 feet to an iron pin; running thence S. 26-24 E. 170 feet to an iron pin on the Northern side of Beau Clair Drive; running thence with the Northern side of said Drive S. 63-36 W. 230 feet to an iron pin at the intersection of Beau Clair Drive and Marseille Drive and; running thence with the intersection the chord of which is N. 71-24 W. to an iron pin on the Northeastern side of Marseille Drive; running thence with said Drive N. 26-24 W. 145 feet to an iron pin point of beginning.



4328 RV-2