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GREENVILLE CO. S. C.  
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CLERK OF COURTS



13-100100

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Charles Bennett and Larry B. Carper, of Greenville County,

hereafter referred to as Mortgagor, SENDS GREETINGS

WHEREAS the Mortgage as well and truly indited unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA hereafter referred to as Mortgagee, in the full and just sum of

Nineteen Thousand and No/100----- (\$ 19,000.00 )

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

One Hundred Fifty-Two and 88/100----- \$ 152.88 Dollars each on the first day of each

month hereafter in advance, until the principal sum with interest has been paid, but all such payments to be applied first to the payment of interest, computed 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, and if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out 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 Mortgagee may hereafter be lawfully indebted to the Mortgagor for such further sums as may be advanced to the Mortgagor's use for the payment of taxes, insurance, premiums, repairs or for any other purpose

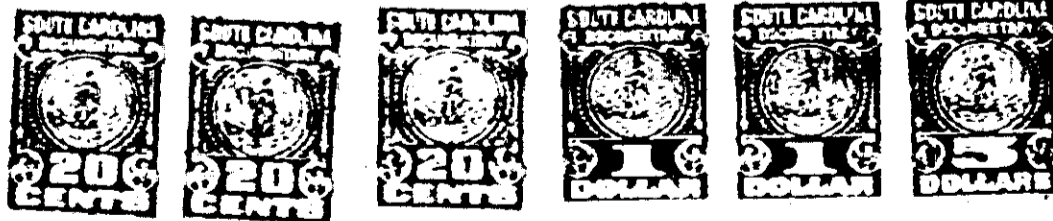
NOW KNOW ALL MEN that the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor, as aforesaid, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee as hereinafter set forth, and to be paid by the Mortgagor at and before the reading of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold, released and by these presents has given, 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, situate, being and lying in the State of South Carolina, County of Greenville, being known and designated as Lot

No. 22 on revised plat of Staunton Heights Subdivision made by Hugh J. Martin, R. L. S. April 16, 1971, recorded in the R. M. C. Office for Greenville County in Plat Book 4-N, page 33, and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Northwest side of Daffodil Lane, the joint front corner of Lot Nos. 21 and 22 and running thence with the joint line of said lots, N. 43-55 W. 146.38 feet to an iron pin, rear corner of Lot No. 19; thence with the line of said lot, N. 47-20 E. 207.50 feet to an iron pin in line of Lot No. 23; thence with the line of said lot, S. 20-48 E. 183.20 feet to an iron pin on the Northwest side of Daffodil Lane; thence with the Northwest side of said lane, S. 64-00 W. 36.7 feet to a point; thence S. 57-44 W. 50 feet to a point; thence continuing S. 51-11 W. 53 feet to the beginning corner; being the same conveyed to us by First Federal Savings and Loan Association of Greenville by deed of even date, to be recorded herewith.

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