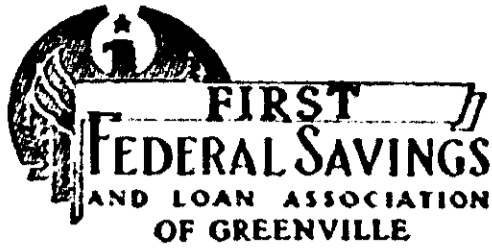


FILED
GREENVILLE CO. S.C.
JUL 17 9 25 AM '17
WENDE S. WHEATLEY
R.M.C.

1917-106



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Roger D. Cartee and Libby H. Cartee

Hereafter referred to as Mortgagor (SEND NO GREETINGS)

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

Twenty-two Thousand Three Hundred and no/100----- (\$ 22,300.00)

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 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

seventy-nine and 44/100----- \$ 179.44 Dollars each on the first day of each month hereafter in advance until 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 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 just due and unpaid for a period of thirty days or if there shall be any failure to comply with said note by any law 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 collaterals 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 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 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 Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in full and truly paid by the Mortgagor at and before the making 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, 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, being known and designated as Lot No. 30, Monaview Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4N, Page 52, and according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Monaview Court, joint front corner of Lots 31 and 30 and running thence with the joint line of said lots N 65-24 E 146.4 feet to an iron pin at the joint rear corner of Lots 30, 31, 32 and 33 and running thence with the joint line of Lots 30 and 33 N 8-23 E 166.5 feet to an iron pin in rear line of Lot 20; thence S 84-12 W 20 feet to an iron pin in the rear of Lot 21 and running thence with the joint line of Lots 29 and 30 S 28-48 E 228.95 feet to an iron pin on Monaview Court; thence with Monaview Court S 42-54 E 31.45 feet to an iron pin, the point of beginning.



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