

FILED
GREENVILLE CO. S.C.

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RECORDED



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ALVIN C. KOOTEN

(Hereafter referred to as Mortgagor) SENDS GREETINGS.

WHEREAS, the Mortgage is well and truly indited into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereafter referred to as Mortgagee, for the full and just sum of THIRTEEN THOUSAND FIVE HUNDRED AND NO/100-----(\$13,500.00--)

Dollars, as evidenced by Mortgagor'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 ONE HUNDRED TWENTY ONE AND 47/100-----\$ 121.47----- 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 balance, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 20----- years after date, and

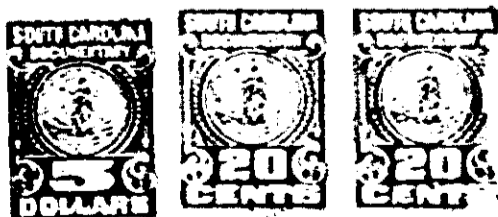
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out 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 deeds 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, or for any other purpose.

NOW KNOW ALL MEN, That the Mortgagor, in consideration of a full and to secure the payment thereof and any further sum which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars Avance 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, bargained, sold, 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 Greenville, being known and designated as Lot No. 4 and the adjoining portion of Lot No. 3, Property of Ruth B. Mauldin, a plat of which is recorded in the R.M.C. Office for Greenville, South Carolina, in Plat Book 11, Page 145, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Duncan Chapel Road (shown on said plat as County Road), thence S 39-59 E 149.9 feet to an iron pin in the rear corner of Lot No. 4; thence with the rear line of Lot No. 4 and Lot No. 3, N 40-22 E 100.2 feet to an iron pin in the rear line of Lot No. 3; thence through Lot No. 3, N 39-38 W 139.3 feet to an iron pin on the southeastern side of Duncan Chapel Road in the front line of Lot No. 3; thence with the southeastern side of Duncan Chapel Road, S 40-18 W 40.3 feet to an iron pin in the front line of Lot No. 4; thence continuing with the southeastern side of Duncan Chapel Road, S 50-53 W 59.7 feet to the point of beginning.



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