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DEPARTMENT OF REVENUE



1844-521

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Elizabeth Ann Riddle

Hereafter referred to as Mortgagee. SEND NO GREETINGS.

WHEREAS, the Mortgage is well and truly indebted into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereafter referred to as Mortgagee, in the full and just sum of **Eighteen Thousand Four Hundred and 00/100**-----(\$ 18,400.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not have 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 Sixty-Five and 56/100**----- \$ 165.56 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 20 years after date, and

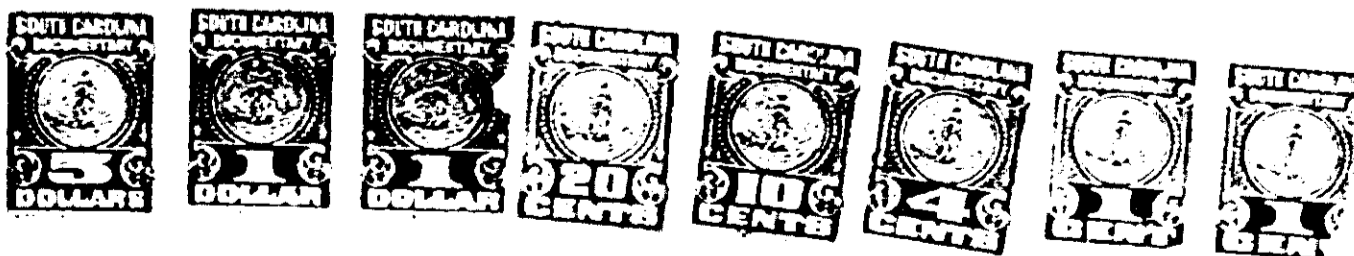
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out 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 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 Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance, premiums, repairs, or 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 to the Mortgagee by the Mortgagee, and also in consideration of the sum of Five Dollars (\$5.00) to the Mortgagee in hand well and truly paid by the Mortgagee, and before the sealing 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, lying and being in the State of South Carolina, County of **Greenville**, on the eastern side of **Wildwood Road**, being known and designated as **Lot 30** on a plat of **Woodland Hills**, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book **Y** at page **60** and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern edge of **Wildwood Road** at the joint front corner of **Lots 29 and 30** and running thence along a line of **Lot 29 N. 73-0 W. 137.6 feet** to a point; thence **N. 8-12 W. 101.1 feet** to a point; thence along a line of **Lot 31 S. 73-0 W. 140.0 feet** to a point on the eastern edge of **Wildwood Road**; thence along the eastern edge of said road **S. 9-39 E. 100.8 feet** to the beginning corner.



1844-521

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