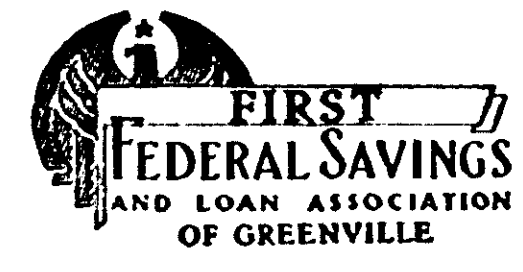


FILED
GREENVILLE CO. S.C.
MAY 17 1946



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

HENRY A. TRUSLOW, III and GRETCHEN S. TRUSLOW,

(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 Three Hundred and no/100-----(\$ 33,300.00)**

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note 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 **Two Hundred Sixty-seven and 95/100----- \$ 267.95** Dollars each on the first day of each month hereafter on a basis 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 **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 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 Mortgagor has 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, etc., on the said real estate;

NOW KNOW ALL MEN, that the Mortgagee, in consideration of cash paid and to secure the payment thereof and any further sums which may be advanced to the Mortgagee by the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee as here well and truly paid by the Mortgagor, at 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 of land 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, City of Greenville, on the southern side of Longview Terrace, and being shown as Lot No. 37, on a plat of Forest Heights prepared by Dalton & Neves, Engineers, dated June 1946, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book P at page 71, and having, according to said plat, the following metes and bounds:**

BEGINNING at an iron pin on the southern side of Longview Terrace at the joint front corner of Lots Nos. 36 and 37 and running thence with the joint front corner of Lots Nos. 36 and 37 and running thence with the line of Lot No. 36, S. 5-55 W. 251.2 feet to an iron pin on the northern side of an alley; thence with said alley, N. 58-26 E. 170.6 feet to an iron pin; thence with the line of Lot No. 38, N. 16-04 W. 179.4 feet to an iron pin on the southern side of Longview Terrace; thence with the said Longview Terrace, S. 78-34 W. 70 feet to the beginning corner.



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