

GREENVILLE CO. S.C.  
AUG 15 1975



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Willi m. C. Tarlton and Elizabeth S. Tarlton

Hereafter referred to as Mortgagors. SENDS GREETINGS.

WHEREAS, the Mortgage is well and truly included into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereafter referred to as Mortgagee, of the full and amount of **Fifteen thousand**

**One Hundred Thirty and 96/100----- \$15,130.96**

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 6 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 installment of **One Hundred**

**Twenty-Three and 68/100----- \$ 123.68** Dollars each on the first day of each

month hereafter until balance of the principal of said note has been paid. All such payments to be applied first to the payment of interest, as provided in said promissory note, and thereafter to the payment of principal with the last payment, if not sooner paid to be due and payable **28** years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereon shall be past due and unpaid for a period of thirty days, then 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 thereon shall at the option of the holder thereof, become immediately due and payable, and each of us shall have the right to enforce any provisions, covenants, conditions, 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 has heretofore been obligated to the Mortgagors for each dollar sum as may be advanced to the Mortgagors' account for the payment of taxes, insurance, fees, and expenses for any other purpose.

NOW KNOW ALL MEN, That the Mortgagee is a solvent, well-to-do, and true, by the payment thereof and no further sum which may be advanced to the Mortgagors by the Mortgagee, and that the Mortgagors have contributed the sum of Three Dollars to the Mortgagee, and as well as to be paid by the Mortgagee, and that in the making of these presents, the receipt referred to herein is hereby acknowledged, and the Mortgagors do hereby release and discharge the Mortgagee from all claims, suits, and release unto the Mortgagee, its successors and assigns, the following recited recitals:

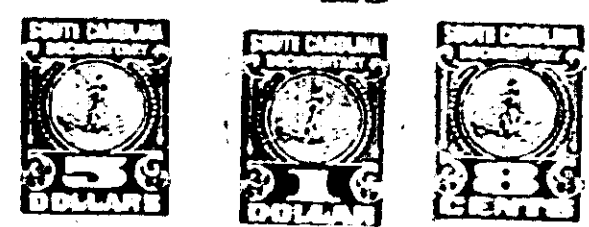
All that certain piece of land or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the north eastern side of Gaston Drive being shown as Lot No. 34 on a plat of the property of Homer Styles, dated February 3, 1950, prepared by Terry L. Dill, recorded in Plat Book Y at page 43 in the RMC Office for Greenville County and having recorded the said plat following the notes and bounds to wit:

BEGINNING at an iron pin on the north eastern side of Gaston Drive at the joint front corner of Lot 33 and Lot 34 and running thence with Lot 33 N. 62-35 E. 171.0 feet to an iron pin at the joint rear corner of Lots 33, 34, 35, and 36; thence with Lot 35 S. 22-50 E. 215 feet to an iron pin on the northern side of an unnamed street; thence with said street S. 76-01 W. 83.8 feet to an iron pin; thence with the curvature of the northern side of the intersection of Gaston Drive and said unnamed street, the cord being 28.4 feet in a north westerly direction to an iron pin on the north eastern side of Gaston Drive; thence with said drive N. 44-53 W. 136.4 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by Deed of Judi H. Daymore to be recorded herewith.

Greenville, South Carolina

August 15, 1975



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