



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

KARL E. GUYLER AND LUCINDA D. GUYLER

(hereinafter referred to as Mortgagee) (SEND(S) GREETINGS:

WHEREAS, the Mortgagee 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 TWO THOUSAND FOUR HUNDRED AND NO/100THS----- (\$32,400.00)

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 as the rate or rates therein specified in installments of Two Hundred Fifty-

four and 90/100ths----- \$ 254.90

Dollars each on the first day of each month hereafter, an 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 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 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 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 to the Mortgagee's account, and also in consideration of the sum of These Dollars (\$32,400) to the Mortgagee in hand well and truly paid by the Mortgagee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, 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 northwestern side of Waterloo Circle, being known and designated as Lot No. 12 on plat of BOILING SPRINGS ESTATES, recorded in the R. M. C. Office for Greenville County in Plat Book YY at pages 14 and 15 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Waterloo Circle at the joint front corners of Lots Nos. 12 and 13 and running thence with the joint line of said lots N. 22-17 W. 240 feet to an iron pin; thence N. 74-02 E. 211.7 feet to an iron pin at the joint rear corner of Lots Nos. 11 and 12; thence S. 20-12 E. 223.2 feet to an iron pin on the northwestern side of Waterloo Circle; thence with the northwestern side of Waterloo Circle S. 69-48 W. 177.4 feet to an iron pin; thence continuing with line of said circle S. 67-48 W. 25 feet to the point of beginning.



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