

FILED
GREENVILLE CO. S. C.

MAY 3 2 02 PM '68

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1368 PAGE 567



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Johnnie G. Schima and Glyness B. Schima

(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

Forty Thousand and No/100----- (\$40,000.00)

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 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 Three Hundred

and Thirty Five and 68/100 ----- (\$ 335.68) 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 25 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 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 said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) 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, aliened, conveyed, released, and to 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 shown and designated as Lot No. 8 on a plat entitled "Broadmoor Subdivision", dated July, 1960, by Piedmont Engineering Service, and recorded in Greenville County Plat Book RR at Page 47, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern edge of Sandringham Road, at the joint front corner with Lot 7, and running thence with the eastern edge of Sandringham Road, N. 3-40 W. 104.9 feet to the southeastern point of intersection with Ikes Road; thence with the curve of said intersection, the chord of which is N. 52-49 E. 33 feet to a point on the southern edge of Ikes Road; thence with the southern edge of Ikes Road, S. 86-00 E. 65.5 feet; thence S. 64-12 E. 128.2 feet; thence S. 3-40 E. 54.5 feet to a point at the joint rear corner with Lot 7; thence with the joint line with Lot 7, S. 8-14 W. 200.7 feet to the point of beginning.

3,16.00



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