



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

--A. J. Craven and Kerstin Craven--

(hereinafter referred to as Mortgagor) (SEND(S) CREETINGS:

WHEREAS, the Mortgagor is well and truly indebted into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

--thirty-five thousand seven hundred fifty-three and 33/100 (\$35,753.33)

Dollars as evidenced by Mortgagor's promissory note of even date herewith which note (see 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 therein specified in installments of --Two Hundred

Eighty-Two and 26/100-- (\$208.26 --) 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 27 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 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 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, 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, lying and being on the northerly side of Woodhaven Drive, being known and designated as Lot No. 27 in Halloran Heights as shown on Map No. 3 of Halloran Heights, Property of E. D. Harrell and L. G. Dancy in Paris Mountain, dated July, 1954, and being recorded in the S.W.C. Office for Greenville County in Plat Book "EE" at Page 83 A, said property being more particularly described as follows:

BEGINNING at an iron pin on the northerly side of Woodhaven Drive at the joint front corner of Lots 26 and 27 and running thence with said joint line N. 5-25 E. 145.7 feet to an iron pin; thence running along the joint rear line of Lots 27 and 25, S. 83-35 E. 302.9 feet to an iron pin; thence along the joint line of Lots 27 and 25, S. 5-32 W. 200.5 feet to an iron pin; thence along the northerly side of Woodhaven Drive, N. 00-00 W. 217.5 feet to a point; thence further along Woodhaven Drive, N. 00-00 W. 64.5 feet to a point; thence still along Woodhaven Drive, N. 00-00 W. 12 feet to an iron pin at the point of beginning.



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