

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.H.C.



BOOK 1338 PAGE 854

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

DEAN MULLINAX

(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 -----

TWENTY EIGHT THOUSAND AND NO/100THS----- (\$ 28,000.00)

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 one and 93/100ths----- (\$ 251.93)** 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 **20** 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 Mortgagee'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 sum 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, loaned, 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**, near the Town of Simpsonville, containing **6 acres** according to a plat prepared by Jones Engineering Service, dated April 10, 1972, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly edge of a 50 foot road at the joint front corner of property of Waldrop, said iron pin being located 243 feet, more or less, from Stenhouse Road and running thence along the line of Waldrop N. 51 W. 662 feet to an iron pin; thence N. 14 E. 365.6 feet to an iron pin; thence S. 74-23 E. 522.6 feet to an iron pin on the western edge of the aforesaid 50 foot road; thence with said road S. 15-37 W. 360 feet; thence still with said road S. 0-01 W. 113 feet to an iron pin; thence continuing along said 50 foot road S. 0-49 E. 187 feet to the point of beginning.



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