

FILED
GREENVILLE, CO. S. C.

DEC 20 11 03 AM '78

DONNIE S. TANKERSLEY
R.M.C.

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

James C. Montgomery, Jr. and Susan W. Montgomery

(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

Thirty-one Thousand Five Hundred & No/100 (\$ 31,500.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note contains 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-three & 46/100 (\$ 253.46) 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 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 Mortgagor may hereafter become indebted to the Mortgagee 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 Mortgagor 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 northwest side of West Tallulah Drive, being shown and designated as Lot No. 16, on a plat of property of D. W. and Minnie T. Cochrane made by Dalton and Neves, Engineers, dated July, 1937, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book I at Pages 92 and 93, and being more particularly described with reference to said plat as follows:

Beginning at an iron pin on the northwest side of West Tallulah Drive, at the joint front corner of Lots 15 and 16, said pin being located 750 ft., more or less, southwest of the northwest corner of the intersection of West Tallulah Drive and Augusta Road, running thence from said pin along and with the joint property line of Lots No. 15 and 16, N 34-10 W 161.5 ft. to an iron pin; thence S 46-27 W 70.94 ft. to an iron pin, joint rear corner of Lots No. 16 and 17; thence with the joint property line of Lots No. 16 and 17, S 34-10 E 150 ft. to an iron pin on the northwest side of West Tallulah Drive; thence along and with the northwest edge of West Tallulah Drive, N 55-50 E 70 ft. to the beginning corner.

This is the same property conveyed to Mortgagors by deed of Irene M. Batson dated November 21, 1975, which deed is recorded in Deed Book 1021, Page 568, RMC Office for Greenville County ON THAT SAME DATE.

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