

ADDRESS: 301 College Street, Greenville, South Carolina 29601

1416 103



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Joseph W. Renfroe and Florence H. Renfroe

(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 Thousand and No/100----- (\$ 30,000.00)

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 at the rate or rates therein specified in installments of

Two Hundred Fifty-one and 76/100----- \$ 251.76) 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 not 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 collateral 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 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, 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, being and being in the State of South Carolina, County of Greenville, on the South side of Aberdeen Drive in the City of Greenville, and being shown as Lot No. 1 and the Western half of Lot 2 adjacent thereto on plat of Park Hill Terrace, made by Dalton and Neves, Engineers, July, 1939, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book J, at Page 163, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Aberdeen Drive, at the Southeast corner of the intersection of Aberdeen Drive and a forty foot unnamed road, and running thence along the South side of Aberdeen Drive S. 60-28 E. 105 feet to an iron pin in the center of the front line of Lot 2; thence through the center of Lot 2 S. 28-22 W. 155 feet to an iron pin in the center of the rear line of Lot 2; thence N. 70-04 W. 46.2 feet to an iron pin; thence N. 69-10 W. 76.2 feet to an iron pin on the East side of said forty foot unnamed road; thence with the East side of said road N. 33-54 E. 175.5 feet to an iron pin on the South side of Aberdeen Drive, the BEGINNING CORNER.

This being the same property conveyed unto the Mortgagor herein by deed from C. L. Renfroe and Marie S. Renfroe, dated October 5, 1973, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 985, at Page 601.

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