

ADDRESS: 301 College Street, Greenville, South Carolina 29601

1416 231



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

RONALD A. LARK AND BRENDA K. LARK

(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-one Thousand and No/100-----(\$21,000.00)

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

One Hundred Sixty-eight and 98/100----\$168.98) 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 30 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 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, mortgage 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 to the Mortgagee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, forgiven, sold and released, and by these presents does grant, forgive, 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, and being known and designated as Lot No.73 of Sunny Slopes Subdivision, Section One, according to a plat prepared of said subdivision by C. O. Riddle, Surveyor, February 8, 1971, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4R, at Page 3, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Barclay Drive, joint front corner of Lots 73 and 74 and running thence with the common line of said lots, N. 36-42 W. 150 feet to a point; thence, S. 53-18 W., 80 feet to a point, joint rear corner of Lots 72 and 73; thence running with the common line of Lots 72 and 73, S. 36-42 E. 150 feet to a point on the edge of Braclay Drive; thence running with said Drive, N. 53-18 E. 80 feet to a point, THE POINT OF BEGINNING.

This being the same property conveyed unto the Mortgagor herein by deed from Robbie Dale Hanbright and Sallie W. Hanbright, of even date to be recorded herewith.

SC101
NO1877
1304

3-0001

0.231

4328 RV-23