



NOV 14 1977

P O B^Ox 408
Greenville, SC 29602

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Hugh R. Carroll and Peggy E. Carroll

(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-three Thousand Six Hundred and No/100 ----- (\$ 33,600.00)

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

Ninety-six and 94/100 ----- (\$ 296.94) 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 collateral 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 Mortgagee, 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 Mortgagor, 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 north

side of East Park Avenue, in Ward Two of the City of Greenville, and being shown and designated as Lot numbered 29, 30 and 31 on plat made by R.E. Dalton, dated January 1915, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Park Avenue at the corner of Lot 32 and running thence, N 26-59 E 172.5 feet to an alley 15 feet wide; thence with said alley, S 63-01 E 210 feet to an iron pin at the corner of Lot 28; thence with the line of Lot 28, S 26-59 W 172.5 feet to an iron pin on Park Avenue; thence with Park Avenue, N 63-01 W 210 feet to the beginning corner.

This is the same property conveyed to the Mortgagor by deed of Joseph E. Major, Trustee dated November 30, 1977 and recorded of even date herewith.

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