

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

George T. Dobbins and Julia H. Dobbins

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagoe) in the full and just som of

---Thirty-Seven Thousand Six Hundred and NO/100---

(\$ 37,600.00)

Dollars as evidenced by Mortgagor'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 --- Three Hundred

Two and 55/100--
15 302.55

Dellars each on the first day of each month hereafter, in advance, and 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

WHERLAS, and note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unjoind for a period of thirty days, or at there shall be any failure to comply with and above by any By-Laws or the Charter of the Mortzager, or any simulations set and in this mortgage, the whole amount due thereunder shall at the option of the helder thereof, become immediately due and payable and said helder shall have the right to institute any proceedings upon said rote and any collaterab given to secure name, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagos may hereafter become indebted to the Mortgagoe for such further sums as may be advanced to the Mortgagos's account for the jungment of taxes, insurance premiums, reposes, or for any other purpose.

NOW KNOW MIL MIN. That the Mortgages, in consideration of and delt and to secure the parsiest thereof and any further sum which may be additioned by the Mortgages to the Mortgages's account, and also in consideration of the sum of Three Dollars 153 (0) to the Mortgages in hand well and truly poid by the Mortgages at and histore the scaling of these presents, the receipt whereof is briefly additional-deed, has granted, forgamed, and released, and to these presents does grant forgam sell and release unto the Mortgages its successors and assigns, the following described real estate.

All that certain power, parcel, or let of land with all improvements thereon, or hereafter to be constructed thereon, situate, bying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, located about one (1) mile west from Greer, South Carolina, on the northeast side of Bent Creek Drive and being shown and designated as all of Lot No. 67 on plat of property entitled "King Acres", made by John A. Simmons, Surveyor, dated August 10, 1963, and recorded in Plat Book YY at Page 153, in the Greenville County R.M.C. Office to which plat reference is hereby made for a complete description as to metes and bounds.

This conveyance is subject to all restrictions, setback lines, roadways, zoning Ordinances easements and rights-of-way appearing on the property and/or of record.

This is that same property conveyed to mortgagor by deed of Richard Parker to be precorded herewith.

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