



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Lucille A. Roseman, Denna Cheryl Roseman and Debora Kay Roseman Batson

(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

Fifteen Thousand and 00/100-----\$ 15,000.00 )

Dollars as evidenced by Mortgagee's promissory note of even date herewith which note 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 One Hundred

Fifty-Two and 14/100 ) \$ 152.14 ) 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 15 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 Mortgagee'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 Mortgagee'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, it 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, Cantt Township, on the southeastern side of Deerfield Road and being known and designated as lot No. 282 of Section B, of Woodfields, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book Z, at Page 121 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Deerfield Road at the joint front corner of Lots Nos. 281 and 282 and running thence along the joint line of said lots S. 38-23 E. 160 feet to an iron pin; thence N. 51-37 E. 75 feet to an iron pin; thence N. 38-23 W. 174.7 feet to an iron pin; thence along the southeastern side of Deerfield Road S. 41-33 W. 76.6 feet to the point of beginning.

Being the same property conveyed to William B. Roseman and Lucille A. Roseman by deed of John D. Barringer dated May 18, 1966 and recorded in the R.M.C. Office for Greenville County in Deed Book 798, at Page 578, said William B. Roseman having died intestate in Greenville County on January 21, 1972 and his son, Dennis B. Roseman having conveyed his interest in said property to Lucille A. Roseman by deed dated June 28, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1059, at Page 514 and his minor daughters, Denna Cheryl Roseman and Debora Kay Roseman Batson and enjoined with Dennis B. Roseman in the aforesaid deed to convey their interests in said property to Lucille A. Roseman; and the mortgaging of such interest in said property as Debora Kay Roseman Batson may now have having been approved and authorized by Order of the Honorable Frank Eppes, Judge, Court of Common Pleas for the Thirteenth Judicial Circuit, dated December 8, 1977 in Civil Action No. 77-CP-23-1286 in which Lucille A. Roseman, natural guardian of Debora Kay Roseman Batson, was the Petitioner.

1  
B  
7  
2  
0

4328 RV-2