



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern.

WILLIAM GUERRERO

Hereafter referred to as Mortgagor (SENDER) GREETINGS.

WHEREAS, the Mortgage as well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereafter referred to as Mortgagee, on the full and just sum of

SIXTEEN THOUSAND FIVE HUNDRED AND NO/100THS----- (\$16,500.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not provide 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 there specified in installments of ONE HUNDRED

THIRTY-EIGHT AND 47/100THS----- \$ 138.47 Dollars each on the first day of each

month hereafter, on a basis, until the principal sum with interest has been paid, all such payments to be applied first to the payment of interest, computed monthly on unpaid principal balance, and thereafter, payment of principal with the last payment of interest paid to be due and payable 25 years after date, and

WHEREAS, said note further provides that at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, and there shall be caused to be levied and collected by any High Law or the Charter of the Mortgagee, or any stipulations set forth in the mortgage, which shall be the order shall at the option of the holder thereof, become immediately due and payable, and the 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, interest with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter be required to pay the Mortgagee any and all other sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance, premiums, or for any other purpose.

NOW KNOW ALL MEN, that the Mortgagee, in consideration of the sum of \$16,500.00, the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor, has caused to be made and delivered to the Mortgagor, the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee, and having the seal of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed and confirmed, and by these presents does grant, convey, sell and release unto the Mortgagor, his successors and assigns, the following described premises:

All that certain parcel, parcel of lot of land with all improvements thereon, hereinafter to be described, situate, being and being in the State of South Carolina, County of Greenville, being known and Designated as Unit #3 P of Town Park of Greenville, S. C., Horizontal Property Regime, as is more fully described in Master Deed June 5, 1970, and recorded in the R.M.C. Office for Greenville County in Deed Volume 891 at Page 243, as amended by amendment to Master Deed recorded in the R.M.C. Office for Greenville County on July 15, 1971 in Deed Volume 920 at Page 305, and survey and plot plan recorded in Plat Book 4 G at Pages 173, 175 and 177.

This is the same property conveyed to the Mortgagor herein by deed of Jitendra R. Pandya and Dharmistha J. Pandya of even date and recorded herewith.

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