



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

-----Joseph K. and Barbara A. Costello-----

(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 last sum of **Fifty Thousand and no/100**----- (\$ 50,000.00)

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 **Six Hundred Forty Six and 99/100**----- \$ 646.99) 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 **10** 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 collaterals 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 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 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 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**, located on the north side of **Daniel Avenue**, near the City of Greenville and being shown as the eastern portion of Lots 48 and 49 on Plat Number 2 of Camilla Park recorded in the RMC Office for Greenville County in Plat Book M, Page 85 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeast corner of the intersection of Daniel Avenue and Flora Avenue and running thence along the north side of Daniel Avenue, N. 80-44 W., 100 feet to an iron pin at the corner of the lot heretofore conveyed to Frank A. Hiott; thence on a line through the center of Lots No. 48 and 49, N. 9-01 E., 158 feet to an iron pin in the line of Lot No. 50; thence along the line of Lot No. 50, S. 79-34 E., 99.9 feet to an iron pin at the corner of Lot No. 50 on the west side of Flora Avenue; thence along the west side of Flora Avenue, S. 9-01 W., 156 feet to the beginning corner.

ALSO:

ALL that lot of land with the buildings and improvements thereon, situate, on the north side of Daniel Avenue, near the City of Greenville, in Greenville County, South Carolina, being shown as the western portion of Lots 48 and 49 on Plat No. 2 of Camilla Park recorded in the RMC Office for Greenville County in Plat Book M, Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Daniel Avenue at the joint corner of Lots 21 and 48 and running thence along the line of Lots 20 and 21, N. 9-16 E., 160 feet to an iron pin; running thence S. 79-35 E., 99.9 feet to an iron pin; running thence through Lots 48 and 49, S. 9-14 W., 158 feet to an iron pin on the north side of Daniel Avenue; running thence along the north side of Daniel Avenue, N. 80-44 W., 100 feet to the beginning corner.

OVER FOR DERIVATION

9.96

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