

GREENVILLE CO. S. C.
APR 20 4 49 PM '78
DUNN S. TAYLORSLEY
R.M.C.



State of South Carolina

COUNTY OF **GREENVILLE**

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

CARL R. WALKER AND KATHY M. WALKER

Hereafter referred to as Mortgagors. SEND S+ GREETINGS:

WHEREAS, the Mortgagors have well and truly indebted unto **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA** hereinafter referred to as Mortgagee, for the full and just sum of

Twenty Two Thousand Seven Hundred Fifty and 00/100 ----- (\$ 22,750.00)

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 thereina specified in installments of **One Hundred Ninety and 92/100 ----- \$ 190.92**

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 **25** 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, interest, and expenses for proceedings, and

WHEREAS, the Mortgagors may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagors' 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 Mortgagors, and in consideration of the sum of **Three Dollars (\$3.00)** to the Mortgagors in hand well and truly paid by the Mortgagors 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**, near the **City of Greenville**, on the easterly side of **Coleman Court**, and being known and designated as **Lot No. 12** according to a plat of **Paris Mountain Gardens** recorded in the **RMC Office for Greenville County, South Carolina** in **Plat Book EE** at **Page 7**, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of **Coleman Court** at the joint front corner of **Lots 12 and 13**, and running thence along the common line of said lots, **N. 65-57 E. 140 feet** to an iron pin in the center of a **10 foot utility easement**; thence through the center of said easement, **N. 24-03 W. 75 feet** to an iron pin, at the joint rear corner of **Lots 11 and 12**; thence along the common line of said Lots, **S. 65-57 W. 140 feet** to an iron pin on the eastern side of **Coleman Court**; thence along said Court, **S. 24-03 E. 75 feet** to an iron pin, the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from **Michael W. Davis and Constance C. Davis** recorded in the **RMC Office for Greenville County, South Carolina** on **April 28, 1978**.

First Federal Savings & Loan Association
Mortgage Loan Department
301 College Street
Greenville, South Carolina 29601

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