

MORTGAGEE: First Federal Savings & Loan Asso.  
P.O. Drawer 408  
Greenville, S. C. 29602

GREENVILLE S.C.  
1978  
10 27



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

June Bridwell

(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 Twenty Four Thousand and No/100 (\$ 24,000.00 )

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

One Hundred Ninety Three and 11/100 ( \$ 193.11 ) 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 30 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, in Chick Springs Township, located about two miles north of Taylors, S. C., on the eastern side of a road (Highway No. S. 23-337) which leads to Reid School Road, and being shown on plat of property made for Mrs. Pearl (J. K.) Bridwell by H. S. Brockman, Surveyor, dated Dec. 24, 1968, as Lot Number TWO (2), and having the following metes and bounds, to-wit:

Beginning at a nail in the center of said road at the corner of Lot No. 1 (being conveyed to James Miles Bridwell) iron pin set off at 23 feet on east side of road and running thence N. 84-36 E. for a total distance of 222 feet along the line of Lot No. 1 to an iron pin; thence N. 7-40 E. 100 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence S. 84-36 W. 222 feet as the common line of Lots 2 and 3 to nail in the center of said road (iron pin set back at 24 feet on east side of road); thence S. 7-40 W. 100 feet along the center of said road to beginning corner.

This is the same property conveyed to the mortgagor herein by deed of W. M. Bridwell as Trustee for Dona Maria Bridwell, a minor, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1073, at Page 70, on February 2, 1978.

DOCUMENTARY  
STAMP  
TAX  
99.60

4328 RV-2