

FILED  
CO. S. C.  
JUN 25 AM '79  
GREENVILLE  
SHERSLEY

1314-513



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Freddie E. Wilson and Barbara P. Wilson

(hereinafter referred to as Mortgagors) (SEND:5) GREETINGS:

WHEREAS, the Mortgagors 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 **Sixty-six**

Thousand and No/100-----\$66,000.00--)

June 24, 1974,

Dollars as evidenced by Mortgagee's promissory note ~~XXXXXXX~~ which **does not contain** a provision for escalation of interest rate (paragraphs 9 and 10 of this contract provide 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 **Five hundred**

Forty-two and 63/100-----\$542.63-----) 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 ~~XXXXXXX~~; from June 24, 1974; 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 hereof 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 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 Mortgagors, 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 also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagors 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, aliened, 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,**

All that piece, parcel or lot of land containing .025 acres, more or less, situate, lying and being on the eastern side of Kensington Road, adjoining Stratford Forest Subdivision, near the City of Greenville, County of Greenville, State of South Carolina, as appears in a plat prepared by W. R. Williams, Jr., RLS #3979, dated October 13, 1978, recorded in the Register of Mesne Conveyance Office for Greenville County, South Carolina, in Plats Book 7A, at Page 39, and having the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the northeastern corner of Lot No. 42 and 42A and running thence S 1-16 W 19.0 feet to an iron pin along the joint line of Lots No. 41 and 42A; thence N 79-15 W 115.35 feet to the point of intersection with the old property line; thence S 88-44 E 113.8 feet to an old iron pin being the point of beginning.

This being the same property conveyed unto the Mortgagors by deed of Charles H. Brown and Katherine G. Brown executed and recorded of evendate herewith.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, or on the recorded plat(s) or on the premises.

The aforesaid property is given as additional security under the mortgage of the mortgagors unto First Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County in Mortgages Book 1314, at Page 507 on June 24, 1974; no new indebtedness is incurred by the Mortgagors.

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