FILED
GREENVILLE CO. S. C.
Nov 23 10 27 AM '77
CONNIE S. TANNERSLEY
R.M.C.

FILED
GREENVILLE CO. S. C.
DEC 12 10 13 AM '77
COUNTY TAX COMMISSIONER

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PAID AND CANCELLED
First Federal Savings and Loan Association
Greenville, S. C.
David A. Sizemore

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 19 77

Witness Emily Bridges

DEC 12 1977

To All Whom These Presents May Concern:

I, Cynthia Lee Jones, of Greenville County

(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-One Thousand, Eight Hundred Fifty and No/100---------- ($ 21,850.00)

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 Eighty-Three and 38/100------- $ 183.38) Dollars each on the first day of each month hereafter in advance until the principal sum and interest has been paid in full, said payments to be applied first to the payment of interest not paid monthly as it accrues, 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 other lawful rules and regulations of the association, then the whole principal sum then owing shall at the option of the holder thereof, become immediately due and payable, and the said holder shall have the right to institute any proceedings at law or in equity upon said note and any collateral given to secure same, for the purpose of collecting said principal sum 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 advanced or to 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 unit XXXX