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GREENVILLE CO. S. C.

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OLLIE F. DILLARD
R. W. DILLARD

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S. C.

1948

FIRST
FEDERAL SAVINGS
AND LOAN ASSOCIATION
OF GREENVILLE

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1201 109

10002

0551 02 1948
State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Marion F. Dillard and Jane W. Dillard, of Greenville County

(hereinafter referred to as Mortgages) (SEND(S) GREETINGS)

WHEREAS, the Mortgagee as well and truly indebted into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Twelve Thousand, Five Hundred and No/100 (12,500.00)

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 therein specified in installments of One Hundred Seventeen

and 66/100 (117.66) 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 15 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 just due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any by-law or the Charter of the Mortgagee, or any regulations 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 collection given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's 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 Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) as the Mortgagee in hand well and truly paid by the Mortgagee in and before the reading 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, being and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the south side of East Earle Street and being more fully described as follows:

"BEGINNING at a stake on the south side of Earle Street 63 feet from the northeast corner of C. F. Haynsworth lot and running thence S. 18-30 W. 206 feet 6 inches to stake; thence S. 71-20 E. 63 feet to stake; thence N. 18-30 E. 206 feet 6 inches to a stake on Earle Street; thence with Earle Street, N. 71-20 W. 63 feet to the beginning corner. Being known as lot number two (2) as shown on plat of Morgan, Burgess, Briston and Smith; being the same conveyed to us by William Raymond Williams as Executor of the Will of Hannah C. Williams, deceased."

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