

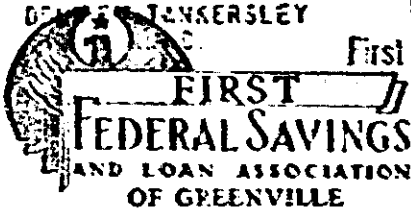
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GREENVILLE CO. S. C.

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BOOK 70 PAGE 785

DEAN TINKERSLEY

PAID \$1366.43



First Federal Savings and Loan Association
of Greenville, S. C.

James L. Knight

31950 April 12, 1978

James L. Knight

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Archibald W. Black and Carol G. Black

LAW OFFICES
Mitchell & Smith
110 Main Street
Greenville, S. C. 29601

(hereinafter referred to as Mortgagee) (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 Forty Six Thousand and No/100

(\$ 46,000.00.)

Dollars as evidenced by Mortgagee's promissory note of even date herewith which note does not provide

provisions 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 Three Hundred Sixty

One and 89/100 (\$361.89) 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-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 hereof, become immediately due and payable and said holder shall have the right to institute any proceedings upon said note and in all such cases to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for preparing and

WHEREAS, the Mortgagee has 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 Five Dollars (\$5.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the making 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, lying on the northern side of Shinleaf Drive and being Lot No. 23 as shown on plat of Dove Tree by Piedmont Engineers and Architects, dated September 18, 1972, revised March 29, 1973, and recorded in Plat Book 4X, Pages 21, 22 and 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Shinleaf Drive at the joint front corner of Lots Nos. 22 and 23 and running thence along the common line of said lots N. 66-18 E., 158.18 feet to a point at the rear of said lot; thence N. 58-06 W., 178.3 feet to a point on Shinleaf Court; thence following the curve of Shinleaf Court the chords of which are as follows: S. 54-51 W., 30 feet; thence continuing along Shinleaf Court S. 88-47 W., 30 feet, S. 46-30 W., 55.0 feet to a point at the intersection of Shinleaf Court and Shinleaf Drive; thence following the curve

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