

FILED
GREENVILLE CO. S. C.

1974 PAGE 46

JUL 23 3 17 PM '74

BOOK 79 688

DORRIS S. TANKERSLEY
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JOHN L. QUIMBY AND LORRAINE C. QUIMBY

(hereinafter referred to as Mortgagor) (SEND(S) COUNTERS)

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 Five Hundred and No/100-----, (\$24,500.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note has 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-seven and 29/100----- (\$197.29) 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 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 collateral 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,

sign, seal and as their act and deed deliver the within written mortgage deed, and that she with

Fred D. Cox, Jr.,

witnessed the execution thereof.

SWORN to before me this the 29th day of July, A. D. 1974
Fred D. Cox, Jr. (SEAL)
Notary Public for South Carolina
My Commission Expires 10/29/79

Ann G. Curtis, Attorney

1556S

PAID SATISFIED AND CANCELLED

FEB 1 1983
First Federal Savings and Loan Association
of Greenville
Lorraine C. Quimby
Vice President

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, Fred D. Cox, Jr., a Notary Public for South Carolina,

hereby certify unto all whom it may concern that Mrs. Lorraine C. Quimby

the wife of the within named John L. Quimby did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, duress or force of any person or persons whatsoever, renounce, release and forever relinquish unto the within named Mortgagee, its successors and assigns, all her interest and estate, and also all her right and claim of Dower of, in, to and unto the Premises within mentioned and released.

GIVEN unto my hand and seal this 29th day of July, A. D. 1974
Fred D. Cox, Jr. (SEAL)
Notary Public for South Carolina
My Commission Expires 10/29/79

Lorraine C. Quimby
Lorraine C. Quimby

FILED
GREENVILLE CO. S. C.
JUL 1 10 50 AM '74
DORRIS S. TANKERSLEY
R.M.C.

RECORDED JUL 29 74 2763

88
60
0