

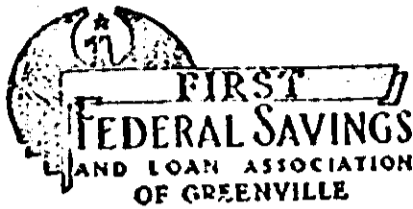
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GREENVILLE CO. S. C.

AUG 16 9 23 AM '73

DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1288 PAGE 171

BOOK 79 812



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Floyd H. Van Hook and Clara I. Van Hook

(hereinafter referred to as Mortgagee) (SEND(S) GREETINGS:

WHEREAS, the Mortgagee 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 Seven Thousand Five Hundred and No/100----- (\$ 27,500.00 )

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does 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 Two Hundred One and 79/100----- (\$ 201.79 ) 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-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 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.

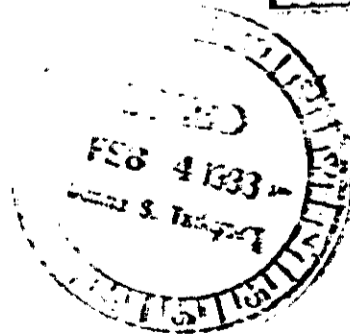
NOW KNOW ALL MEN That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the signing 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, in the Town of Mauldin, on the North-eastern side of Carlton Drive, and being known and designated as Lot No. 16 on plat of Pine Valley Estates, Section 1, recorded in the R.H.C. Office for Greenville County in Plat Book "201" at page 133, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Carlton Drive at the joint front corner of Lot Nos. 16 and 17 and running thence along said Drive S 61-16 E 24.9 feet to an iron pin; thence continuing along said Drive S 52-22 E 60 feet to an iron pin; thence along the joint line of Lot Nos. 15 and 16 N 52-24 E 150 feet to an iron pin; thence N 60-17 W 147.7 feet to an iron pin; thence along the joint line of Lot Nos. 16 and 17 S 28-44 W 140 feet to the point of beginning.

193-12  
PAID SATISFIED AND CANCELLED  
First Federal Savings and Loan Association  
of Greenville S. C. Branch First Federal  
Savings and Loan Association of S. C.

Witness  
11-9-1982  
Donnie S. Tankersley



Donnie S. Tankersley  
R.H.C.

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