

GREENVILLE CO. S. C.

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C. SAME AS First Federal
Savings and Loan Association of S. C.

AUG 27 11 14 AM '74
DONNIE S. TANKERSLEY
R.M.C.

BOOK 83 PAGE 197
BOOK 1321 PAGE 19

Janey C. H. [unclear]
Dec 27 7 1983
WITNESSES *Mary D. [unclear]*
Robin B. Davis

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

Donnie S. Tankersley
R.M.C.

DEC 29 1983

C. TIMOTHY SULLIVAN
ATTORNEY AT LAW

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.
DEC 29 10 58 AM '83
DONNIE S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

Gareth C. Crain and Patricia H. Crain

20373

(hereinafter referred to as Mortgagor) (SEND 5-CRETINGS)

2.0001

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-six Thousand Two Hundred Fifty and no/100 (\$ 26,250.00)

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 Two Hundred Eleven and 23/100 (\$ 211.23) 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 collaterals 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;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars