

FILED  
GREENVILLE CO. S. C.

AUG 25 10 59 AM '72

ELIZABETH RIDDLE  
R.M.C.

BOOK 1246 PAGE 499



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JOHN F. PALMER AND JOYCE DEAL PALMER

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

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

THIRTY THOUSAND AND NO/100 ----- (\$ 30,000.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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 72/100----- (\$ 211.72 ) 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 29 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 (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, situate on the East side of Chestnut Ridge Road, formerly Thompson Avenue, in Paris Mountain Township, being a portion of Section "A", as shown on a Plat of Paris Mountain-Caesar's Head Company, prepared by Pickell and Pickell, Engineers, made 1950, and being designated as Lot No. 72 on a survey made by Pickell and Pickell, Engineers, April 10, 1951, and having, according to said plats, the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Chestnut Ridge Road at the northwest corner of Lot No. 71 and running thence along the line of Lot No. 71, due east 200 feet to an iron pin on a proposed drive; thence along the proposed drive N. 23-05 E. 70 feet to an iron pin; thence continuing with proposed drive, N. 70-15 E., 115 feet to an iron pin; thence N. 2-34 E. 70 feet to an iron pin at the corner of property formerly belonging to J. B. Hall; thence along Hall property, S. 31-30 W. 311.5 feet to an iron pin on the east side of Chestnut Ridge Road; thence along the east side of Chestnut Ridge Road, S. 1-10 W. 81.5 feet to beginning corner.

ALSO: All that certain lot or parcel or land situate on the east side of Chestnut Ridge Road, formerly Thompson Avenue, in Paris Mountain Township, Greenville County, State of South Carolina, being a portion of Section "A", as shown on plat of Paris Mountain-Caesar's Head Company, prepared by Pickell and Pickell, Engineers, made 1950, and being designated as Lot No. 71 on a survey made by Pickell and Pickell, Engineers, April 10, 1951, and having, according to said plats, the following metes and bounds, to wit: BEGINNING at an iron pin on the east side of Chestnut Ridge Road at the joint front corner of Lots 71 and 72, also being the corner of other property now or formerly of Buford H. Hall, and running thence with line of Lot No. 72, due east 200 feet to an iron pin on the western edge of a proposed drive, thence along the western edge of said drive, S. 2-55 E. 63 feet to an iron pin; thence continuing with said drive, S. 34-05 W. 70 feet to an iron pin; thence with the line of property formerly of Furman University due west