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GREENVILLE, CO. S. C.

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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Michael R. Moser and Roberta R. Moser,

(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

Sixteen Thousand Six Hundred and No/100----- (\$ 16,600.00

Dollars, as evidenced by Mortgagor's promissory note of even date herewith which note does not 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 Twenty

One and 82/100----- \$ 121.82) 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 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 all 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, Greenville Township, lying and being located on the Northwesterly side of Cammer Avenue, being known and designated as Lot No. 26 of Augusta Road Hill as per plat thereof recorded in the RMC office for Greenville County in Plat Book "L", at pages 56 and 57 and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin on the Northwesterly side of Cammer Avenue, which iron pin is 300 feet in a Northeasterly direction from North Hill Street, joint corner of Lots Nos. 26 and 27; thence along the joint line of said lots, North 47-50 West 165.95 feet to an iron pin; thence North 42-07 East 60 feet to an iron pin, rear joint corner of Lots 25 and 26; thence along the joint line of said lots, South 47-50 East 166 feet to an iron pin in the line of Cammer Avenue; thence along the Northwesterly side of Cammer Avenue South 42-10 West 60 feet to the point of beginning.