

FILED
GREENVILLE CO. S. C.

1983-1821

APR 1 3 23 PM '47
CLERK OF COURT
GREENVILLE S. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Richard H. Kapp and Reba G. Kapp (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 Twenty-Eight Thousand Five Hundred and 00/100-----(\$ 28,500.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not make 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 Twenty-Nine and 32/100-----(\$ 229.32) 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 (\$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, City of Greenville, on the northern side of East Faris Road Extension and shown and designated as Lot 18 on plat entitled "Addition #2 to Forest Hills" prepared by Dalton & Neves, dated February, 1939 and revised July, 1940, which plat is recorded in the RMC Office for Greenville County in Plat Book J at Page 213 and also shown on a recent survey by Pickell and Pickell dated April 18, 1946, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East Faris Road Extension at the joint front corner of Lots 18 and 19, said pin being 150 feet east from the northeastern corner of the intersection of East Faris Road Extension and Longview Terrace; thence with the northern side of East Faris Road Extension N. 64-30 E. 75 feet to an iron pin at the joint front corner of Lots 17 and 18; thence with the line of Lot 17, N. 26-19 W. 170 feet to an iron pin on the rear line of Lot 9; thence with the rear line of Lots 8 and 9, S. 64-30 W. 92 feet to an iron pin; thence with the line of Lot 19, S. 32-00 E. 171.2 feet to an iron pin on the northern side of East Faris Road Extension, the beginning corner.

ALSO, all that piece, parcel or lot of land, located, lying and being in the City of Greenville, Greenville County, State of South Carolina, on the northern side of East Faris Road Extension, and shown and designated as a portion of Lot 19 on plat entitled "Addition #2 to Forest Hills" prepared by Dalton and Neves Engineers dated February, 1939, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East Faris Road Extension at the joint front corner of Lots 18 and 19 and running thence with the line of Lot 18, N. 32-0 W. 93.8 feet to an iron pin; thence S. 64-30 W. 4 feet to an iron pin; thence in a straight line in a southeasterly
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