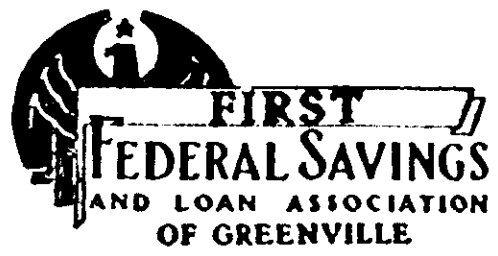


GREENVILLE CO. S.C.
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State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

ROBERT DEAN KENNETTE AND RONDA B. KENNETTE

(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-SIX**

Thousand and No/100----- (\$36,000.00)

Dollars, as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of **Two Hundred Eighty-**

Nine and 67/100----- \$ 289.67 Dollars each on the first day of each

month hereafter in advance, until the principal sum with interest has been paid in full, each payment to be applied first to the payment of interest as 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 Mortgagor for such further sums as may be advanced to the Mortgagor in respect to the payment of taxes, insurance premiums, repairs or for any other purpose.

NOW KNOW ALL MEN, That the Mortgagee in consideration of cash paid and to receive the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor, and also in consideration of the sum of Three Dollars given to the Mortgagee and duly paid by the Mortgagor, and for the making of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold and delivered, and by these presents does grant, convey, sell and release unto the Mortgagee, its executors 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**, and being more particularly described as follows:

Being Lot 266, as shown on a Plat of Del Norte Estates, with said plat having been made by Piedmont Engineers and Architects, bearing date of May 22, 1971, and being recorded in the RMC Office for Greenville County, in Plat Book 4N, at Page 12, and having according to said Plat the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Ellesmere Drive, at a joint front corner of Lots 265 and 266, running thence with said lots, S46-30E, 128 feet to an iron pin, joint rear of said lots; thence running N43-30E, 95 feet to an iron pin, joint rear of Lots 266 and 267, thence running with the line of said lots, N46-30W, 128 feet to an iron pin on the Southeastern side of said Ellesmere Drive, thence running with the Southeastern side of said Drive, S43-30W, 95 feet to the point and place of beginning.



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