

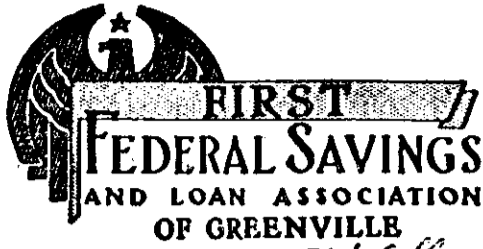
P.O. Box 407
Greenville, S.C. 29601

FILED
GREENVILLE CO. S. C.

NOV 10 12 07 PM '76

DOHNIE S. TANKERSLEY
R.M.C.

BOOK 1382 PAGE 681



301 College St.
Greenville, S.C.

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Stephen F. Grose and Rebecca M. Grose

(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-Seven Thousand Five Hundred and no/100 - - - - - (\$ 37,500.00)

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 Three Hundred

One and 75/100 - - - - - (\$ 301.75) 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;

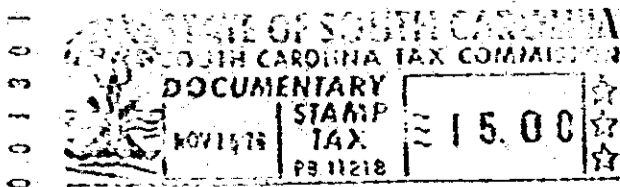
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by 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, at the northerly intersection of Scottswood Drive (formerly Marchant Road) and Del Norte Road, and being known and designated as Lot 315 according to a plat of Del Norte Section 2 recorded in the RMC Office for Greenville County in Plat Book 4N at Pages 12 and 13 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwestern side of Del Norte Road at the joint front corner of Lots 314 and 315 and thence with the common line of said Lots 314 and 315 N. 33-15 W. 160 feet to an iron pin at the joint rear corner of said lots; thence with the common line of Lots 315 and 316 S. 52-52 W. 109.4 feet to an iron pin at the northeastern side of Scottswood Drive; thence with the northeastern side of Scottswood Drive S. 43-49 E. 31 feet to an iron pin; thence continuing with said Drive S. 29-44 E. 69 feet to an iron pin at the intersection of Scottswood Drive and Del Norte Road; thence with said intersection S. 68-52 E. 38.8 feet to an iron pin on the northwestern side of Del Norte Road; thence with the northwestern side of Del Norte Road N. 72-01 E. 76 feet to an iron pin on the northwestern side of said Road; thence continuing with said Road N. 64-52 E. 11.9 feet to an iron pin at the point of beginning.

The above described property is the same acquired by the mortgagors by deed from Lonnie Clarence Smith, Jr. et. al. recorded November 10, 1976 and the mortgagors address is 300 Scottswood Drive, Greenville, South Carolina.

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