

FILED
GREENVILLE CO. S. C.
APR 18 4 38 PM '78
DONNIE S. TANKERSLEY
R.H.C.

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State of South Carolina)

COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, John W. Hoag, III and Susan Boyd Hoag

(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 **Fifty-seven**

Thousand Five Hundred and no/100 ----- (\$57,500.00)

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 **Four Hundred**

Sixty-two and 67/100 ----- (\$ 462.67) 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**, in the **City of Mauldin** being known and designated as **Lot Number Eight** on a plat of **Forrester Woods Section Seven** recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-P, at Pages 21 and 22, being more particularly described according to said plat as follows: **BEGINNING** at an iron pin on **Oakwood Court**, the Eastern side, at the joint front corner of **Lots Seven and Eight** and running thence with **Lot Seven S 53-42 E 155 feet** to an iron pin, thence **S 36-18 W 100 feet** to an iron pin, thence **N 53-42 W 155 feet** to an iron pin, thence **N 36-18 E 100 feet** to the beginning point. This being the same lot of land conveyed unto **R. L. Rucker Builder, Inc.**, by deed of **W. D. Yarborough** by deed dated and recorded on **January 4, 1978**, in the RMC Office for Greenville County, in Deed Book 1071, at Page 310, and being the same lot of land conveyed unto **John W. Hoag, III and Susan Boyd Hoag** by deed of **R. L. Rucker, Builder, Inc.**, dated the **18** day of **April**, 1978, duly of record in the RMC Office for Greenville County, South Carolina, in Deed Book **1077**, at Page **343**.

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DOCUMENTARY STAMP TAX \$ 23.00

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