



State of South Carolina)

COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JOHN E. MAROSKA and CAROL K. MAROSKA

(hereinafter referred to as Mortgagor) (SEND \$) 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 two thousand six hundred & 00/100----- (\$ 52,600.00)

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 at the rate or rates therein specified in installments of **Four hundred**

twenty three & 25/100----- \$ 423.25 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 balance, 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, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee, and before the signing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, 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 No. 92 on plat of FORRESTER WOODS, SECTION 7, recorded in the RMC Office of Greenville County, South Carolina, in Plat Book 5-P, at Pages 21 and 22, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Stoney Creek Drive, joint front corner of Lots 91 and 92; thence running with joint line of said lots, S. 72-49 E., 201.1 feet to an iron pin, joint rear of said lots; thence running with the rear of Lot 92, S. 17-48 W., 113.4 feet to an iron pin; thence running N. 72-00 W., 248.4 feet to an iron pin, eastern side of Stoney Creek Drive, joint front corner of Lot 92 and 94; thence running with Stoney Creek Drive N. 41-00 E., 115.2 feet, point and place of beginning.

Being the same property conveyed to Mortgagor herein by deed of Foothills Delta P., Inc., dated April 28, 1978 and recorded in the RMC OFFICE for Greenville County, South Carolina in Deed Book 1078 at Page 95

0.336

4328 RV-2