

REGISTRATION NO. 22
FILED
GREENVILLE CO. S. C.
JUN 23 3 53 PM '75
DONALD S. TAYLOR
S.E.

GREENVILLE, S.C.

JUN 31 1975
1277 1958 31

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S.C.

FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION
OF GREENVILLE

JUN 23 1975
State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

100 \$ 30333

To All Whom These Presents May Concern:

Willard E. Darby and Faye S. Darby

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted to the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Nineteen Thousand Nine Hundred ----- (\$19,900.00) -----

Dollars, as evidenced by Mortgagee's promissory note of even date hereon, 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 One Hundred Forty-two and 58/100 ----- (\$ 142.58) ----- 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, 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;

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