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GREENVILLE, CO. S. C.

BOOK 34 PAGE 423

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GREENVILLE CO. S. C.



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, S. C.

NOTED AND CORRECTED

*John C. Barr*

MORTGAGE OF REAL ESTATE

*Apr 11, 1975*

*Walter R. Parsons, C. P. Officer*

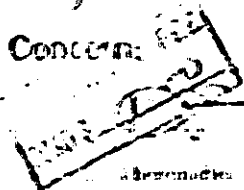
*1975*

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

JIM YAGUHN ENTERPRISES, INC.



Notarized and filed in Mortgage Book 34 (ND. 5) PAGE 423

WHEREAS the Mortgage as well and truly indited into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, S. C. THE CALENDING thereunto referred to as Mortgage for the full and true sum of

Thirty-Two Thousand Four Hundred and No 100----- \$ 32,400.00

Dollars as evidenced by Mortgage'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 Fifty-Four and 90/100----- \$ 254.90

Dollars each on the first day of each month less due on advance, and the principal sum with interest has been paid as said, 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 of interest paid to be due and payable 30 days after date, and

WHEREAS said note further provides that if at any time any portion of the principal or interest due hereunder shall be not due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any of the terms or the Charter of the Mortgage, an all stipulations set out in the mortgage, the whole amount due thereon 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 Mortgage may hereafter become indited to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance, premiums, repairs or for any other purpose,

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