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GREENVILLE CO. S. C.
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CONNIE S. TINKERSLEY
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GREENVILLE CO. S. C.

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BOOK 70 PAGE 1043

1975

First Federal Savings and Loan Association
of Greenville, S. C.



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

Georgia G. Smith
President
1975
MAY 10 1975
GREENVILLE, S. C.

RECORDED

MAY 6 1980

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

32-126

Harry M. Stierwalt

(Hereinafter referred to as Mortgage) (SEND(S) COUNTERS)

WHEREAS, the Mortgage is well and truly indented unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Eight thousand Eight Hundred and No/100 (\$8,800.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not have a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provide 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 Seventy-Nine and 18/100 (79.18) Dollars each on the first day of each month hereafter, in advance, and 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 20 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 laws or the Charter of the Mortgagee, or any regulations 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 collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee has heretofore become indebted 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.

NOW, KNOW ALL MEN, that the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee 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, being known and designated as Lot No. 22 on a plat of Chick Springs, Section 1, Taylors, South Carolina, prepared by Piedmont Engineers and Architects, dated May 5, 1966 and recorded in the R.M.C. Office for Greenville County in Plat Book PPP, Page 17, recorded on July 14, 1966, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the northwestern side of Hill Street at the joint front corner of Lots 22 and 23 and running with the line of said street, S. 52-37 W. 65 feet to a point at the joint front corner of Lots 21 and 22; thence running N. 37-23 W. 95 feet to a point at the joint rear corners of Lots 21 and 22; running thence N. 52-37 E. 65 feet to a point at the joint rear corner of Lots 22 and 23; thence running S. 37-23 W. 95 feet to the point of beginning.

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