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State of South Carolina

COUNTY OF.....

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Thomas J. Welsh and Eileen M. Welsh

(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 Sixty-Five Thousand

and No/100ths----_(\$ 65,000.00

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 Ninety-

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 Mortgagoe 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 Mortgagoe 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:

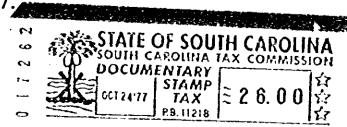
PRI KANDELHOOMEN PARKERING VAN KEER HEE VAN KOOMEN VAN KEER KEER KEER VAN DE VA

ALL that piece, parecel or lot of land situate, lying and being on the Northern side of the cul-de-sac of Bartram Grove being shown and designated as Lot No. 106 on a plat entitled "Revision of Lots Nos. 105, 106, 197, Chanticleer," prepared by R. K. Campbell, dated March 11, 1967, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQQ at Page 69 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of the cul-de-sac of Bartram Grove at the joint front corners of Lots 106 and 107 and running thence with the line of Lot No. 107 N. 17-24 W. 177.7 feet to an iron pin in the rear line of Lot No. 96; thence with the rear line of Lot No. 96 S. 85-39 E. 96 feet to an iron pin in the rear line of Lot No. 97; thence with the rear line of Lot No. 97 S. 51-53 E. 135 feet to an iron pin in the line of Lot No. 105; thence with the line of Lot No. 105 S. 43-25 W. 136 feet to an iron pin on the Northern side of the cul-de-sac of Bartram Grove; thence with the curve of the Northern side of Bartram Grove the chord of which is N. 48-33 W. 38.3 feet to an iron pin; thence continuing with said curve the chord of which is S. 85-20 W. 31.6 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of John W. Denton and Enid G. Denton dated September 30, 1977 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1066 at Page

793 on October 14, 1977.



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Page 1