

FILED
GREENVILLE CO. S. C.
MAY 6 10 38 AM '76
DONNIE S. TANKERSLEY
R.H.C.

LEATHERWOOD, WALKER, TODD & MANN

BOOK 1303 PAGE 825



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

1963-1

MORTGAGE OF REAL ESTATE
Witness: *Judy M. Muller*

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Robert D. Terrell and Mary I. Terrell

(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

Thirty One Thousand Eight Hundred and No/100ths (\$ 31,800.00)

does not contain Dollars, as evidenced by Mortgagee'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 Two Hundred Fifty and 19/100ths (\$ 250.19) 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 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 collateral 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'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 Mortgagor 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:

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, on the northern side of Hudson Road being shown and designated as Lot 6 on a plat of Del Norte Estates, Section IV, by Piedmont Engineers, recorded in the REC Office for Greenville County in Plat Book 4N, Page 8, and having according to said plat the following metes and bounds to-wit:

BEGINNING at a point on the northern right-of-way of Hudson Road at the eastern corner of property now, or formerly, of Wallace Wilson, et al, and running thence N. 17-30 W. 130.0 feet to a point at the joint rear corner of Lots 6 and 7; thence with the common line of said lots, N. 79-14 E. 150.85 feet to a point on the western side of Del Norte Boulevard at the joint front corner of said lots; thence along the western side of said Del Norte Boulevard, S. 15-47 E. 85 feet to a point; thence with the intersection of the western side of Del Norte Boulevard and the northern side of Hudson Road, S. 27-52 W. 36.2 feet to a point on the northern side of Hudson Road; thence along the northern side of Hudson Road, S. 71-30 W. 120.6 feet to the point of beginning.

FILED
GREENVILLE CO. S. C.
DEC 17 9 12 AM '79