

FILED  
GREENVILLE CO. S. C.

JUN 1 4 39 PM '59  
CLERK OF SUPERIOR COURT

JUN 18 1959

70 1700  
SATISFIED 1/19 1959  
First Federal Savings and Loan Association  
City of Greenville, S. C.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE  
Georgia J. Smith  
May 12 1959  
Cathy League  
Morton Marie (Liber)

State of South Carolina  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

36930

To All Whom These Presents May Concern:

MARTIN D. LAWLESS AND CATHERINE H. LAWLESS

(hereinafter referred to as Mortgagee) (SEND(S) CRETINGS)

WHEREAS, the Mortgagee is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgage) in the full and just sum of

Thirteen Thousand and No/100 (\$ 13,000.00)

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 One Hundred

Sixty-two and 93/100 162.93 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 10 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 Mortgagee may hereafter 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.

NOTE KNOWN 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 kind well and truly paid by the Mortgagee at and before the reading 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, being and being in the State of South Carolina, County of Greenville, on the south side of Willow Springs Drive in the City of Greenville, being shown as Lot No. 8 on plat of Section 7, East Highlands Estates, made by Dalton & Neves, Engineers, April, 1959, recorded in the RNC Office for Greenville County in Plat Book MM at page 99 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Willow Springs Drive at the joint front corner of Lots 7 and 8 and runs thence with the line of Lot 7 S. 30-16 E. 150 feet to an iron pin; thence S. 57-25 W. 75 feet to an iron pin; thence with the line of Lot 9 N. 30-16 W. 150 feet to an iron pin on the south side of Willow Springs Drive; thence along Willow Springs Drive N. 57-24 E. 75 feet to the beginning corner.

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