

FILED
GREENVILLE CO. S. C.

JUL 1 1 55 PM '69

OLLIE FARNSWORTH
R. H. C.

BOOK 1130 PAGE 239



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Frank E. Collins, of Greenville County,

(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

Five Thousand, Six Hundred and No/100----- (\$ 5,600.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Fifty-Three and 52/100----- (\$ 53.52)
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 15 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 collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such 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 Mortgagor 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, and in Chick Springs Township on the East side of St. Mark Road and being the Northwestern portion of Tract No. 1 of the property of Mrs. Eva H. Collins, et al., as shown on plat thereof made by H. S. Brockman, Surveyor, on December 14, 1948, and being more particularly described as follows:

BEGINNING at a point near the center of St. Mark Road at the corner of property now or formerly belonging to J. A. Bull (an iron pin being approximately 10.8 feet from the edge of said road), and running thence along the line of the property of J. A. Bull, N. 61-25 E. 392 feet to an iron pin; thence still along the line of property of J. A. Bull, S. 67-40 E. 50 feet to an iron pin; thence on a line through said Tract No. 1 approximately S. 55 W. 415 feet, more or less, to a point in the center of St. Mark Road; thence along the center of said road, N. 31-15 W. 70 feet to the beginning corner; being the same conveyed to Eva H. Collins by Mack A. Ashmore by deed dated August 5, 1949, recorded in the R. M. C. Office for Greenville County in Vol. 391, page 435. The said Eva H. Collins died intestate on September 9, 1968, leaving the mortgagor, Frank E. Collins, and Clara C. Ashmore as her heirs at law, the said Clara C. Ashmore having conveyed her interest in the above described property to the mortgagor by deed to be recorded herewith.

The mortgagor's promissory note referred to above, contains, among other things, a provision for an increase in the interest rate.