

FILED
GREENVILLE CO. S. C.

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ELIZABETH RIDDLE
R.M.C.

BOOK 1252 PAGE 115



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ROBERT L. TAYLOR

(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

TWENTY ONE THOUSAND AND NO/100 ----- (\$ 21,000.00)

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 TWO HUNDRED

and 69/100 ----- (\$ 200.69) 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 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 THOSE CERTAIN PIECES, PARCELS OR LOTS OF LAND SITUATE, LYING AND BEING IN THE STATE OF S.C., COUNTY OF GREENVILLE, AND IN GREENVILLE TOWNSHIP, JUST OFF OLD PARIS MOUNTAIN ROAD, AND BEING KNOWN AND DESIGNATED AS LOTS NO. 1 AND 2 OF THE PROPERTY OF J. P. BIRD, AS SHOWN ON A PLAT THEREOF MADE BY W. J. RIDDLE, ON JULY 16, 1941 AND HAVING THE FOLLOWING METES AND BOUNDS, TO WIT: BEGINNING AT AN IRON PIN ON THE SOUTH SIDE OF ELLENDALE AVENUE AT THE CORNER OF LOT NO. 1 AND ALONG THE SOUTH SIDE OF ELLENDALE AVE., N. 61-05 W., 99.7 FEET, MORE OR LESS, TO THE CORNER OF LOT NOW OR FORMERLY OWNED BY CAMPBELL; THENCE ALONG THE LINE OF THE CAMPBELL PROPERTY, S. 23-02 W., 151.4 FEET TO AN IRON PIN IN LINE OF LOT NO. 2, BEING THE REAR CORNER OF THE CAMPBELL PROPERTY, AND THE REAR CORNER OF LOT NO. 5 OF THE J. P. BIRD PROPERTY; THENCE ALONG THE JOINT LINE OF LOTS NO. 2 AND 5, S. 25-50 W., 79.1 FEET TO AN IRON PIN IN LINE OF LOT NO. 5, JOINT REAR CORNER OF LOTS NO. 2 AND 4; THENCE ALONG THE JOINT REAR LINE OF LOTS NO. 1, 2, 3 AND 4, S. 61-35 E., 100 FEET TO AN IRON PIN, JOINT REAR CORNER OF LOTS NO. 1 AND 3, IN LINE OF A. M. TAYLOR PROPERTY; THENCE ALONG THE TAYLOR PROPERTY, N. 24-00 E. 230 FEET TO THE BEGINNING CORNER ON THE SOUTH SIDE OF ELLENDALE AVENUE.~~

ALL those two certain pieces, parcels or lots of land situate, lying and being in the State of S.C., County of Greenville, and in Greenville Township, just off Old Paris Mountain Road, and being known and designated as Lots No. 1 and 2 of the Property of J. P. Bird, as shown on a plat thereof made by W. J. Riddle, on July 16, 1941 and having the following metes and bounds, to wit: BEGINNING at an iron pin on the south side of Ellendale Avenue at the corner of Lot No. 1 and along the south side of Ellendale Ave., N. 61-05 W., 99.7 feet, more or less, to the corner of lot now or formerly owned by Campbell; thence along the line of the Campbell property, S. 23-02 W., 151.4 feet to an iron pin in line of Lot No. 2, being the rear corner of the Campbell property, and the rear corner of Lot No. 5 of the J. P. Bird property; thence along the joint line of Lots No. 2 and 5, S. 25-50 W., 79.1 feet to an iron pin in line of Lot No. 5, joint rear corner of Lots No. 2 and 4; thence along the joint rear line of Lots No. 1, 2, 3 and 4, S. 61-35 E., 100 feet to an iron pin, joint rear corner of Lots No. 1 and 3, in line of A. M. Taylor property; thence along the Taylor property, N. 24-00 E. 230 feet to the beginning corner on the South side of Ellendale Avenue.

ALSO: All those two certain pieces, parcels or lots of land situate, lying and being in the State of S.C., County of Greenville, and in Greenville Township, just off Old Paris Mountain Road, and being known and designated as Lots No. 3 and 4 of the property of J. P. Bird, as shown on plat thereof made July 16, 1941, by W. J. Riddle, and having the following metes and bounds, to wit: BEGINNING at an iron pin on the north side of an unnamed street shown on said plat, joint corner of Lot No. 3 and the property of A. M. Taylor, and running thence along the line of the Taylor property, N. 24-0 E., 244.5 feet to an iron pin, joint rear corner of Lots No. land 3; thence along the joint rear corner of Lots 1, 2, 3, and 4, N. 61-30 W., 100 feet to an iron pin, joint rear corner of Lots No. 2 and 4 in the line of Lot No. 5; thence along the joint line of Lots No. 4 and 5, S. 24-0 W., 244.5 feet to an iron pin, joint corner of said Lots No. 4 and 5, on the north side of said unnamed Road; thence along the north side of said road, S. 61-35 E., 100 feet to the beginning corner.

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