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GREENVILLE CO. S. C.

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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Fred C. Walker and Jo Ann Terry Walker

(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

Forty-eight Thousand and No/100----- (\$ 48,000.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain 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 Three Hundred

Fifty-four and 72/100----- (\$ 354.72 ) 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 25 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 sum 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, situated lying and being in the State of South Carolina, County of Greenville, on the northeastern side of Partridge Lane, in the City of Greenville, being shown as Lot No. 33 and the southwesternmost strip off of Lot No. 32 on a plat of the property of E. D. Sloan recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book KK, at page 137 and being further shown in part as Lot No. 2 and an adjoining strip to the north thereof on a plat of a survey for Frank Halter, et al, made by Piedmont Engineering Service dated September, 1958, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book SS, at page 39, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Partridge Lane at the joint front corners of Lots Nos. 1 and 2 on Plat Book SS, at page 39, and running thence along the common line of said lots, S. 82-33 E. 184.6 feet to a point; thence N. 33-18 E. to a point in the center of Reedy River (iron pin located on the southern side thereof 117.8 feet); thence with the center line of Reedy River as the line the traverse line of which is N. 36-30 W. 106.5 feet to a concrete monument in the rear line of Lot No. 32 of the E. D. Sloan Subdivision; thence a line through Lot No. 32 of said property S. 86-21 W. 183.3 feet to a point on the northeastern side of Partridge Lane; thence along the northeastern side of Partridge Lane S. 4-43 E. 15 feet to an iron pin at the joint front corners of Lots Nos. 32 and 33 of the E. D. Sloan Subdivision; thence continuing along said side of said lane S. 0-17 E. 100 feet to a point; thence continuing along said lane S. 4-09 W. 34.9 feet to the point of beginning.