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GREENVILLE, CO. S. C.

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CORNIE S. TANKERSLEY  
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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Salvatore N. Milazzo

(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 Seventy-nine Thousand and 00/100ths Dollars-----(\$ 79,000.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not make 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 Six Hundred Seven and 45/100ths Dollars-----(\$ 607.45 ) 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 thirty 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 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 being in Butler Township, on the northeastern side of Roper Mountain Road, containing 7.7 acres, more or less, as described on a plat entitled "Property of Emaly M. Greene" prepared by Dalton & Neves, Engineers, dated December, 1930, and revised September, 1948 and January 1951, and September, 1956, recorded in the RMC Office for Greenville County in Plat Book 4I at page 185, and having according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin in the center of Roper Mountain Road at the corner of a 5.73 acre tract, now or formerly owned by Pace; and running thence with the center of Roper Mountain Road N 43-53 W 125 feet to a point in the center of Roper Mountain Road; and thence N 44-05 W 270 feet to the joint front corner of property conveyed herein and a 5.58 acre tract now or formerly owned by Amspacher; thence with the joint line of said tract N 45-55 E 832.2 feet to an iron pin; thence S 29-30 E 130 feet to a stake by a double maple; thence S 56-55 E 170 feet to a stone; thence S 27-40 E 139.5 feet to an iron pin, at the corner of the property now or formerly owned by Pace; thence along the line of said property now or formerly owned by Pace S 48-30 W 793.9 feet to the center of Roper Mountain Road, the point of beginning.

