

JUN 1 12 29 PM '77
DORRIS G. TANLENSLEY
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Riley G. Hammond and Victoria F. Hammond

(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

Thirty-Four Thousand Four Hundred and No/100----- (\$ 34,400.00 ...)

does not contain 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 Seventy-Six and 80/100----- (\$ 276.80) 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 30 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 Mortgagee in hand well and truly paid by the Mortgagor at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, 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, on the western side of Dagenham Drive near the City of Greenville, being shown as Lot No. 55 on a plat of Section III of WADE HAMPTON GARDENS Subdivision recorded in the RMC Office for Greenville County in Plat Book YY at Page 179 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Dagenham Drive at the corner of Lot No. 54 and running thence with the western side of said Drive, S.24-09 W. 110 feet to an iron pin at the corner of Lot No. 56; thence with the line of said lot, N.65-11 W. 160 feet to an iron pin in the line of Lot No. 50; thence with the line of Lots 50 and 51, N.23-24 E. 110 feet to an iron pin at the corner of Lot No. 54; thence with the line of said lot, S.65-05 E. 161.6 feet to the beginning corner.

ALSO: All that piece, parcel or strip of land being a triangular portion of Lot 56 on a plat of WADE HAMPTON GARDENS Subdivision, Section III, recorded in the RMC Office for Greenville County in Plat Book YY at Page 179 and having, according to a more recent survey of Property of T. R. Fowler, dated March 21, 1967, the following metes and bounds, to-wit:

Beginning at a point on the northwestern side of Dagenham Drive, joint front corner of Lots 55 and 56; thence running along a new line, N.68-46 W. 160 feet to a point; thence running N.23-24 E. 10 feet to a point; thence running S.65-11 E. 160 feet to the point of beginning.



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