

GREENVILLE CO. S.C.
DEC 23 12 19 51 PM
1951



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Thomas A. Williams and Claudette B. Williams

hereinafter referred to as Mortgagor - SENDS GREETINGS.

WHEREAS, the Mortgage is well and truly assigned unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereinafter referred to as Mortgagee, for the full and just sum of Forty-two thousand and no/100----- (\$ 42,000.00--)

Dollars, as evidenced by Mortgagee'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 at the rate or rates thereon specified in installments of Three Hundred Thirty-seven and 95/100----- 337.95----- Dollars each on the first day of each month hereafter, and the principal sum of the interest hereon, and all such payments to be applied first to the payment of interest, excepted monthly, and unpaid principal and loss, and then to the payment of principal with the last payment of said notes paid to be due and payable thirty years after date, and

WHEREAS, said note further provides that if at any time and to wit at 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 other law or ordinance, the whole amount due thereon 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 collateral given to secure same, for the purpose of collecting said principal due, and interest with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such other sums as may be advanced to the Mortgagor's use for the payment of taxes, insurance, premiums, repairs or for any other purpose.

NOW KNOW ALL MEN, that the Mortgagee, in and to wit, in full payment of the payment thereof and any further sum which may be advanced to the Mortgagor by the Mortgagee, in and to wit, in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor, in and to wit, well and truly paid by the Mortgagor, in and to wit, in the selling of these presents, the receipt whereof is hereby acknowledged, has granted, sold, conveyed, and released, and by these presents, has granted, conveyed, sold and released, unto the Mortgagee, its successors and assigns, the following described premises:

All that certain piece, parcel or lot of land, with all improvements thereon, hereinafter to be described thereon, situate, lying and being in the State of South Carolina, County of

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 95 on plat of Davenger Place, Section No. 2, recorded in Plat Book 5D at page 6, and having the following courses and distances:

Beginning at an iron pin on Paddock Lane at the joint front corners of Lots 94 and a rear corner of Lot 95; thence along the rear lot lines of Lots 95 and 96 and the side line of Lot 94, N. 89-47 E. 159 feet to an iron pin at the rear of Lot 96 and 94; thence along the rear lot line of Lot 94 and a portion of Lots 98 and 99, S. 8-46 E. 109.9 feet to an iron pin at the rear of Lot 94; thence along the joint line of Lots 94 and 93, S. 81-14 W. 155.6 feet to an iron pin on Paddock Lane; thence along said Lane, N. 11-24 W. 54.3 feet to an iron pin; thence continuing N. 20-15 W. 55 feet to the point of beginning.

5.16.80



4328 RV-2J