

FILED
GREENVILLE CO. S. C.

MAY 6 2 05 PM '78

DONNIE S. TANKERSLEY
R.M.C.

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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Joseph F. Wilson and Peggy C. Wilson

(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-three Thousand Five Hundred and No/100----- (\$ 23,500.00)

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 One Hundred Ninety-three and 21/100----- (\$ 193.21) 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 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 further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance, premiums, repairs, or for any other purpose,

NOW KNOW ALL MEN, That the Mortgagee, 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, 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, being known and designated as Lot No. 32 of a subdivision known as Heathwilde as shown on a preliminary plat thereof recorded in the R.M.C. Office for Greenville County, S. C. in plat Book QQ, at page 139, and having according to a plat of said subdivision recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WWW, at page 18, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Canterbury Road, joint front corner of Lots 31 and 32 and running thence along the joint line of said lots, N. 72-30 W. 250 feet to an iron pin at the joint rear corner of Lots 39 and 40; thence along the rear line of Lot 39, N. 17-30 E. 225 feet to an iron pin at the joint rear corner of Lots 32 and 33; thence with the common line of said lots, S. 72-30 E. 250 feet to an iron pin on the western side of Canterbury Road; thence with the western side of Canterbury Road, S. 17-30 W. 225 feet to the point of beginning.



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