

Mortgagee's address: 301 College Street, Greenville, S. C.

FILED  
GREENVILLE CO. S. C.

FEB 1 3 39 PM '73

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:**

Americal Realty, Inc., a South Carolina corporation with its principal place of business in Greenville, S.C. (hereinafter referred to as Mortgagee) (SEND(S) GREETINGS:

WHEREAS, the Mortgagee is well and truly indebted into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

**Eighty-Five Thousand and No/100----- (\$ 85,000.00 )**

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 therein specified XXX

XX 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 XXXXXXXXXXXXXXXXXXXXXXXX **18 months from 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 stipulation set out in this mortgage, the whole amount hereunder 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 Mortgagee 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,

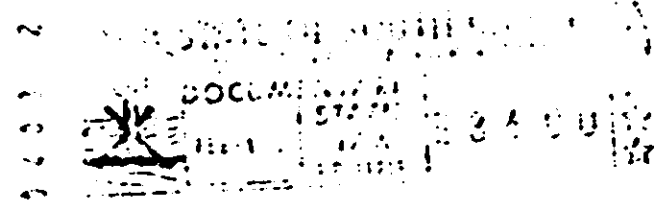
**NOW KNOW ALL MEN** That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the signing 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**

All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot Nos. 14 and 66 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright Associates dated August 18, 1975 and subsequently revised and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5P at Page 46, and having, according to said plat, such metes and bounds as appears thereon.

This being the same property conveyed to the mortgagor by deed of College Properties, Inc. of even date and to be recorded herewith.

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S.O. 001