

FILED
GREENVILLE CO. S. C.

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DOHNE 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:

I, **Furman Cooper**

(hereinafter referred to as Mortgagor) (SEND: \$) 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-five thousand and no/100-----dollars (\$ 35,000.00)

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 escalation of interest rate under certain conditions), said note to be repaid with interest at the rate or rates therein specified in installments of **two hundred and**

eighty-three and 56/100 dollars \$ 283.56 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 **29** 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

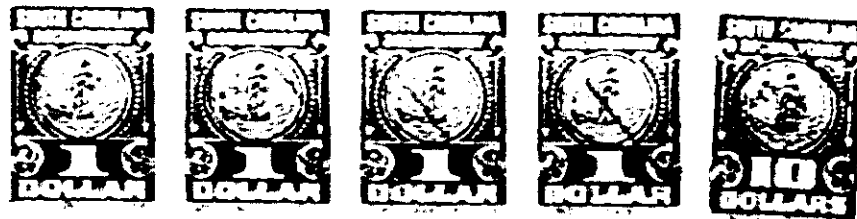
WHEREAS, the Mortgagee may hereafter lawfully advance to the Mortgagor for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance, premiums, repairs or for any other purpose

NOW KNOW ALL MEN, that the Mortgagee is a duly organized, lawful entity, and as the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor, shall be a consideration of the sum of Three Dollars (\$3.00) to the Mortgagee and shall be paid by the Mortgagor, and hereon the said debt these presents, the receipt whereof is hereby acknowledged has granted, conveyed, sold, transferred, and lawfully and lawfully presents this grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described land to wit:

All that certain parcel of land or lot or lots with all appurtenances thereto, hereinafter to be described, situate, lying and being in the State of South Carolina, County of **Greenville**, and in the Town of **Mauldin**,

being shown and designated as Lot No. 153 on plat of Forrester Woods, Section III, prepared by Carolina Engineering and Surveying Company, and recorded in the R. M. C. Office for Greenville County in Plat Book 4R at page 51, and having the following metes and bounds:

BEGINNING at an iron pin on Gilder Creek Drive at the joint front corner of Lots Nos. 153 and 154 and running thence with the joint line of said lots, S. 62-58 E. 150 feet to iron pin; thence S. 27-04 W. 120 feet to iron pin; thence N. 62-58 W. 125 feet to iron pin; thence N. 35-34 W. 35.3 feet to iron pin on Gilder Creek Drive; thence with Gilder Creek Drive, N. 27-04 E. 95 feet to the beginning corner.



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