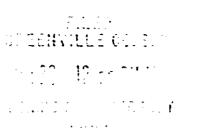
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## State of South Carolina

COUNTY OF.

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GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Charles Kenneth Cofer

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

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

-- - Twenty-eight thousand seven hundred fifty -- -- -

(\$ 28,750.00 ...)

Dellars, 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

-- Two hundred for ty-one and 28/100 -- (\$ 241.28) 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

years after date, and

WHEREAS, said racte further provides that if at any time any portion of the principal or interest due thereunder shall be past due and uspaid 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 Mortzazze, or any stipulations set out in this mortzaze, 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 Mortzagor may hereafter become inhibited to the Mortgagee for such further sums as may be advanced to the Mortgager'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 delit and to secure the payment thereof and any further sums which may be advanced by the Mortgagor's account, and also in consideration of the sum of Three Dollars (53.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling of these presents, the receipt whereof is hereby acknowledged, has granted, burgained, sold, and released, and by these presents does grant, burgain, sell and release unto the Mortgagor, its successors and assigns, the following described real estate.

All that certain piece, parcel, or let of land with all improvements thereon, or hereafter to be constructed thereon, situate, bying and being in the State of South Carolina, County &k and City of Greenville, on the northwestern side of Augusta Court, being shown and designated as Lot 9, Block A, on a Plat of AUGUSTA COURT, made by R. E. Dalton, Engineer, April, 1923, recorded in the R.M.C. Office for Greenville County in Plat Book F, at Page 124, and having, according to said Plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the northwestern side of Augusta Curt, joint corner of Lots 9 and 10, which iron pin is S 52-03 % 430 feet from the northwestern intersection of Augusta Court and Augusta Road, and running thence along the northwestern side of Augusta Court N 52-03 E 80 feet to an iron pin, joint corner of Lots 8 and 9; thence along the line of Lot 8 N 37-57 % 318.9 feet to an iron pin; thence S 55-30 % 80.04 feet to an iron pin, corner of Lot 13; thence along the lines of Lots 13, 12 and 10 S 37-57 E 323.7 feet to an iron pin at the point of beginning.

5.11.52

