



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

PAUL MESSICH, JR. and NADINE R. MESSICH

Hereinafter referred to as Mortgagor SENDS GREETINGS:

WHEREAS, the Mortgage is well and truly published into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA hereinafter referred to as Mortgagee, in the sum of Seven Thousand

Five Hundred and no/100ths ----- (\$ 7,500.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which 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 thereinafter provided for installments of One Hundred

Thirty-five and 20/100ths ----- \$35.20 (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 balance, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 6 years after date, and

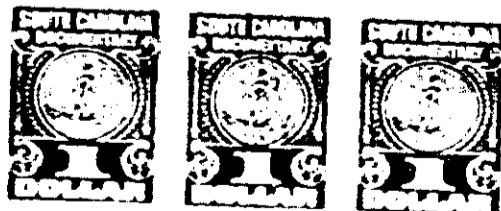
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any default to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out 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, 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 Mortgagor'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, conveyed, sold, and released, and by these presents does grant, convey, 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, being and being in the State of South Carolina, County of Greenville, on the northwestern side of Oakwood Avenue, being shown and designated as Lot No. 28 on a plat of OAKWOOD ACRES, made by J. Mac Richardson, Surveyor, dated September, 1959, recorded in the RMC Office for Greenville County, S. C., in Plat Book MM, page 135, and having according to said plat the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the northwestern side of Oakwood Avenue at the joint front corners of Lots Nos. 27 and 28 and running thence along the common line of said lots, N. 22-22 W., 180.9 feet to an iron pin; thence along the line of Lot No. 8, S. 67-05 W., 107 feet to an iron pin at the joint rear corners of Lots Nos. 28 and 29; thence along the common line of said lots, S. 15-48 E., 208.8 feet to an iron pin on Oakwood Avenue; thence along the northwestern side of Oakwood Avenue, N. 54-22 E., 74.6 feet to a point; thence continuing along said side of said AVenue, N. 56-49 E., 58 feet to an iron pin, the point of beginning.



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