

FILED  
GREENVILLE CO. S.C.  
JUL 16 2 44 PM '74  
BOYNE S. STINNESLEY  
R.M.C.



SAVED  
JUL 16 1974  
R.M.C.

1973 Q10

5786

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Kenneth W. Lochridge

Hereafter referred to as Mortgagee SENDS GREETINGS.

WHEREAS, the Mortgagee is well and truly indebted to the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereafter referred to as Mortgagee, in the full and true sum of THIRTY-THREE THOUSAND THREE HUNDRED AND NO/100----- (\$ 33,300.00 )

Dollars, as evidenced by Mortgagee's promissory note of even date hereon, which note does not have 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 specified, to-wit: instead of Three Hundred Thirty-Seven and 76/100----- \$ 337.76 Dollars each on the first day of each month hereafter in advance, until the principal amount of interest has been paid, all such payments to be applied first to the payment of interest, computed monthly on unpaid principal balance, and thereafter the principal of principal with the last payment of said sum to be due and payable 15 years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest hereunder 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 laws or the Charter of the Mortgagee, or any regulations set out in this mortgage, the whole amount of this note 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, interest, with costs and expenses for proceedings, and

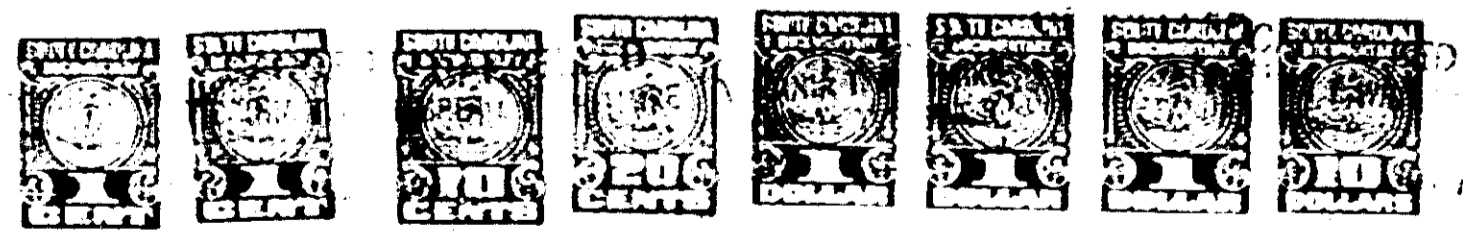
WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagee in such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance, premiums, repairs, or for any other purpose.

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, 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 making 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 parcel 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, Paris Mountain Township, lying on the southern side of Cedar Lane Road, and being shown and designated as Unit No. B-13 of Centre West, Horizontal Property Regime, as is more fully described in the Declaration of Condominium, dated June 10, 1974, and recorded in the R.M.C. Office for Greenville County on June 12, 1974, in Deed Book 1001, Pages 27 through 78, inclusive.

This is the identical property conveyed to the mortgagor herein by deed from R. Corporation of even date to be recorded in the R.M.C. Office for Greenville County.

5.13.32



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