



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ADOLPH A. DIAMANTSTEIN

(hereinafter referred to as Mortgagor) (SENDS) 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 true sum of

THIRTY THOUSAND, THREE HUNDRED FIFTY AND NO/100 ----- (\$ 30,350.00)

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 an escalation of interest rate under certain

conditions), said note to be repaid with interest at the rate or rates thereon specified in installments of **Two Hundred Forty**

Four and 22/100 ----- \$ 244.22

Dollars each on the first day of each month hereafter, in advance, said 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 **30** 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 deeds 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 Mortgagor 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 Mortgagor, 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, 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, being and being in the State of South Carolina, County of **Greenville**, on the western side of **Balfer Drive**, being shown and designated as **Lot No. 30** on a plat of **WADE HAMPTON GARDENS, SECTION III**, made by **Piedmont Engineers, Architects**, dated **March 25, 1964**, and recorded in the **R. M. C. Office for Greenville County, South Carolina**, in **Plat Book YY, page 179**, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of **Balfer Drive** at the joint front corner of **Lots Nos. 29 and 30**, and running thence with the common line of said lots, **S. 89-56 W., 186.2 feet** to an iron pin in or near a creek; thence with the creek as the line, the traverse of which is **N. 56-34 W., 80.0 feet** to an iron pin at the joint rear corner of **Lots Nos. 30 and 31**, thence with the common line of said lots, **N. 76-55 E., 262.8 feet** to an iron pin on the western side of **Balfer Drive**; thence along the western side of **Balfer Drive, S. 1-30 W., 105.0 feet** to an iron pin, the point of **BEGINNING**.



4328 RV-2