

FILED  
GREENVILLE CO. S.C.

MAR 23 3 15 PM '77

EDWARD S. TAYLOR  
S.W.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Robert M. Cobb, of Greenville County,

(hereinafter referred to as Mortgagor) SENDS GREETINGS:

WHEREAS, the Mortgage is well and truly indited unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereinafter referred to as Mortgagee, in the full and just sum of

**Fifty-Five Thousand and No/100----- (\$ 55,000.00 )**

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 provide for an escalation of interest rate under certain conditions; said note to be repaid with interest at the rate or rates therein specified in installments of

**Four Hundred Thirty-Two and 69/100----- \$ 432.69** Dollars each on the first day of each month hereafter, in a lump sum 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 of 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 default in complying with and abiding 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

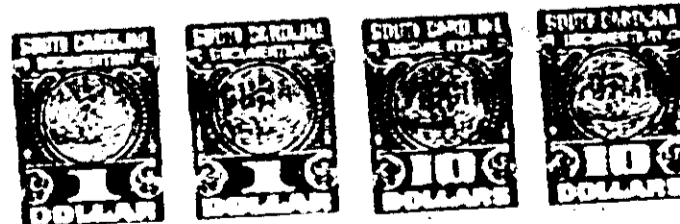
WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagee in such further sums as may be advanced to the Mortgagee for the payment of taxes, insurance, premiums, repairs, or for any other purpose;

NOW KNOW ALL MEN, that the Mortgagee, in consideration of the sum of fifty and no/100 Dollars and to secure the payment thereof and any further sums which may be advanced to the Mortgagee to the Mortgagee, do hereby certify and acknowledge the sum of these Dollars in value to the Mortgagee in hand well and truly paid by the Mortgagor, and hereby the signing 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, lying and being in the State of South Carolina, County of **Greenville**, being known and designated as **Lot No. 33** as shown on plat of Stratford Forest recorded in the R. M. C. Office for Greenville County in Plat Book KK at Page 39 and having the following metes and bounds, to-wit:

**BEGINNING** at an iron pin on the northern side of Kensington Road at the curve of its intersection with Dundee Lane; thence with said curve, N. 20-50 E. 34.8 feet to an iron pin on Dundee Lane; thence with Dundee Lane, N. 27-30 W. 132.6 feet to the corner of Lot 34; thence with the line of said lot, S. 81-03 W. 340.3 feet; thence S. 9-45 E. 231.6 feet to an iron pin on Kensington Road; thence with Kensington Road, N. 81-32 E. 180 feet and N. 72-27 E. 200 feet to the beginning corner; being the same conveyed to me by J. E. Meadors by deed dated April 12, 1974 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 697, at Page 172.

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RECORDED

4328 RV-2J