

GREENVILLE CO S
-10-3-1958

1346 REG 423



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Robert D. Poole

Hereafter referred to as Mortgagee (SEND NO GREETINGS)

WHEREAS, the Mortgagee is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereafter referred to as Mortgagee, in the full and just sum of **Thirty Eight Thousand and no/100** - - - - - (\$ 38,000.00)

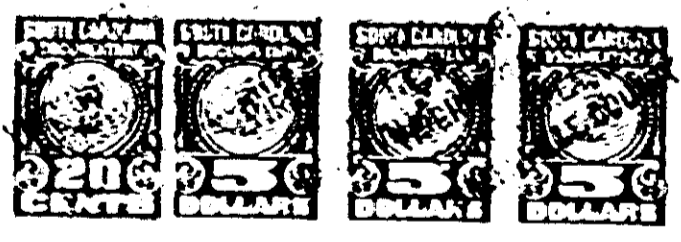
Dollars, as evidenced by Mortgagee's promissory note dated hereunto, which note does not provide a provision for escalation of interest rate, paragraph 4 and 10 of this mortgage provides for an escalation of interest rate under certain conditions, said note to be repaid with interest at the rate or rates then in respect of its installments of **Three Hundred Five and 76/100** - - - - - \$ 305.76 Dollars each on the first day of each month hereafter in advance until the principal sum with interest has been paid in full, said 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 so soon paid to be due and payable **30** years after date, and

WHEREAS, said note further provides that 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 the payment thereof by any By-Laws or the Charter of the Mortgagee, or any other law or contract in this regard, 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 be or be indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance, premiums, repairs and for any other purpose

NOW KNOW ALL MEN, that the Mortgagee, in consideration of debt paid to secure the payment thereof and any further sum which may be advanced by the Mortgagee to the Mortgagee, and the consideration of the sum of **Three Dollars** \$ 3.00 to the Mortgagee in full and just payment by the Mortgagee of and for the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, sold, conveyed, released, quitclaimed, and sold by these presents, hereunto, in full and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain 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**, and being shown and designated as all of **Lot No. 18** on plat of property of **Liberty Park, Map # 2**, prepared by **Dalton & Neves, Engineers**, in **August, 1958**, which plat is recorded in the **RMC Office for Greenville County, S. C.** in **Plat Book MM at Page 39**, reference to which plat is expressly craved for a more detailed description, said lot fronting along the east side of **Valerie Drive**, **120 feet**, being **135 feet** in depth on the north side and **128 feet** in depth on the south side and **120.2 feet** across the rear.



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