Mortgagee's address:
P. O. Box 408
Greenville, S. C. 29602

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GREENVILLE CO. S. C.
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BOOK 1379 PAGE 953

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

OLIVE D. BOYNTON

(hereinafter referred to as Mortgagor) (SEND(S) 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 just sum of Thirteen Thousand Two Hundred and No/100---------- ($13,200.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of One Hundred Eighteen and 77/100---------- ($ 118.77) 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 balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 20 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 collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee 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 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 Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, 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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the Southern side of McNeill Court, being known and designated as Lot Number Twelve (No. 12) on a plat of "Wilton Oaks" subdivision made by Dalton & Neves, Engrs., June, 1952, recorded in Plat Book "BB" at page 49 in the R.M.C. Office for Greenville County and, according to said plat, having the following metes and bounds:

BEGINNING at a point, iron pin, on the Southern side of McNeill Court, joint front corner with Lot No. 13 of said plat, and running thence S. 8-46 W. 111.4 feet along the Western line of Lot No. 13 to point, iron pin; thence N. 79-15 W. 180 feet to a point; thence N. 61-08 E. 152.5 feet along line of Lot No. 11 to point, iron pin, on McNeill Court; thence, a curve, S. 72-22 E. 35 feet with McNeill Court to point, iron pin; thence, a curve, N. 59-18 E. 30 feet with McNeill Court to the point of beginning.

ALSO:

ALL MY RIGHT, TITLE AND INTEREST IN AND TO:

All that piece, parcel or lot of land situate on McNeill Court and being a part of Lot No. 11 as shown on map of Wilton Oaks in the City and County of Greenville, South Carolina, and having the following metes and bounds:

BEGINNING at the joint corners of Lots Nos. 11 and 12 as shown on plat of Wilton Oaks recorded in the R.M.C. Office for Greenville County, South Carolina, and running thence along the line of said Lot No. 11 N. 16-40 W. 2 feet; thence S. 53-54 W. 15.5 feet to a point in the line between Lot No. 11 and 12 as shown on said plat; thence with the line N. 53-54 E. 15 feet to an iron pin at the beginning corner.

This is the identical property conveyed to the Mortgagor herein by deed of Charles H. Ashmore, et al., dated October 1, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1044 at page 206, of October 1, 1976.

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