Mortgagor's Address: 108 Holly Circle, Pine Brook Forest, Mauldin, S. C.

GREENVILLE CO. S. A.

200x 1392 111389



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

RODNEY M. HEWITT and VALERIE F. HEWITT

thereinafter 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

Thirty Five Thousand and No/100

(\$ 35,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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

Two Hundred

Sixty Nine and 12.100 ------ (§ 269.12) 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

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 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 Mortgagor's account, and also in consideration of the sum of Three Dollars (53.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns, the following described real estate.

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 108 on a plat of Pine Brook Forest Subdivision, according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the RMC Office for Greenville County, S. C. in Plat Book 4X at Page 48, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Holly Circle at the joint front corner of Lots No. 109 and 108 and running thence along said Holly Circle, N. 73-25 E., 125.0 feet to an iron pin at the joint front corner of Lots No. 107 and 108; thence with the joint line of said lots, S. 16-35 E., 150 feet to an iron pin; thence S. 73-25 W., 125.0 feet to an iron pin at the joint rear corner of Lots No. 108 and 109; thence with the joint line of said lots, N. 16-35 W., 150.0 feet to an iron pin on the southern side of Holly Circle, being the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of George O'Shields Builders, Inc., dated March 18, 1977 and recorded March 24, 1977 in the RMC Office for Greenville County in Deed Book 1053 at Page 308.

300 ×

DOCUMENTARY STAMP E | 4.00

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