

P. O. Box 408
Greenville, S. C. 29602

BOOK 1393 PAGE 681

FILED
GREENVILLE CO. S. C.

FEB 4 1 47 PM '77

DONNIE S. TANKERSLEY
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Gary L. Selvaggio and Patricia M. Selvaggio

(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

Thirty-eight Thousand Eight Hundred Fifty and No/100 (\$ 38,850.00)

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 Three Hundred

Twelve and 61/100 (\$ 312.61) 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

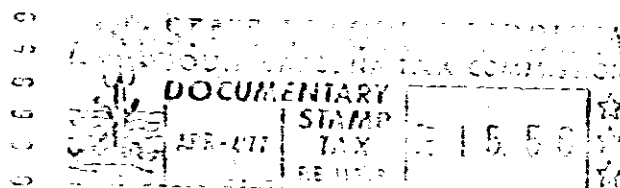
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

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 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 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, Austin Township, in the Town of Mauldin, lying on the northern side of Shade Crest Drive being shown and designated as Lot No. 131 on a plat of Section 3 of Hillsborough prepared by R. B. Bruce, Registered Surveyor, dated June 14, 1971, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-N, at page 42, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northeast side of Shade Crest Drive at the joint front corner of Lots 130 and 131 as shown on said plat and running thence with the common line of said lots N. 24-10 E. 171.4 feet to an iron pin at the joint rear corner of said lots and a point on or near a creek; thence with the creek as a line approximately 245 feet in a southeasterly direction to an iron pin at the joint rear corner of Lots 131 and 132; thence with the common line of said lots N. 88-34 W. 155.5 feet to an iron pin on Shade Crest Drive; thence following the curvature of the northeasterly side of Shade Crest Drive, the chord of which is N. 29-25 W. 60 feet, to an iron pin at the joint front corner of Lots 130 and 131, the point of beginning.

The above property is the same conveyed to the Mortgagors herein by deed of Edward Alexander English and Elsbeth Lewis English, recorded herewith.



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