300x 1394 MGE 837

GREENVILLE CO. S. C.



MER 13 11 38 AM 17.

State of South Carolina

COUNTY OF GREENVILLE

S

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ROBERT J. KELLY AND GLADIS F. KELLY

(hereinafter referred to as Mortgagor) (SEND(S) CREETINGS:

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 Twenty-eight

Thousand One Hundred Fifty-four and 43/100

(\$ 28,154.43

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 Two Hundred Twenty-

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 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 Mortgagoe at and before the scaling 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 piece, parcel or lot of land situate, lying and being on the Eastern side of Hermitage Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 119 as shown on a plat of Section II of Lake Forest, prepared by Piedmont Engineering Service, dated March, 1954, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book EE at page 71, and a triangular portion of the rear of said lot being shown on a plat prepared by Piedmont Engineers and Architects, dated February 21, 1966, and recorded in the said R.M.C. Office for Greenville County in Plat Book GGG at page 386, and having, according to said plats, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Hermitage Road at the corner of Lot 120 and running thence with the line of said lot and continuing S. 86-31 E. 241.1 feet, more or less, to the high water mark of Lake Fairfield; thence with the high water mark of Lake Fairfield, the traverse of which is N. 0-40 W. 125.35 feet to the corner of Lot 118; thence with the line of said lot N. 86-31 W. 225 feet, more or less, to an iron pin on Hermitage Road; thence with the Eastern side of said road S. 3-29 W. 125 feet to the beginning corner.

This is the identical property conveyed to the Mortgagors herein by deed of Charles B. Teague and Luanne G. Teague, dated April 18, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1054 at page 142, on April 18, 1977.

COCUMENTARY

WENTARY 1128

Page 1