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

BK 1398 PG 831

FILED
GREENVILLE CO. S. C.
APR 26 2 35 PM '77
DONNIE S. TANKERSLEY
R.M.C.

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:

RUSSELL J. WATROUS AND PATRICIA K. WATROUS

(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 Three Thousand Five Hundred Fifty and No/100---------- ($ 3,550.00 ) 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 Sixty-two and 19/100---------- ($ 162.19 ) 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 two 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 tract of land with all improvements thereon, or hereafter to be erected thereon, situate, lying and being in the State of South Carolina, County of~~

All that piece, parcel or lot of land situate, lying and being on the Northeastern side of Rivendell Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 30 as shown on a plat entitled "Trollingwood, Section I", prepared by Enwright Associates, dated September 30, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R at page 12 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Rivendell Drive at the joint front corner of Lots Nos. 29 and 30 and running thence with the line of Lot No. 29 N. 25-57 E. 159.8 feet to an iron pin at the normal pool line of a lake known as Lake Trollingwood; thence with the normal pool line of said lake, S. 63-01 E. 174.5 feet to an iron pin at the joint rear corner of Lots Nos. 30 and 31; thence with the line of Lot No. 31 S. 31-15 W. 156.8 feet to an iron pin on the Northeastern side of Rivendell Drive; thence with the Northeastern side of Rivendell Drive N. 64-14 W. 160 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Trollingwood Realty Company, dated April 20, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1055 at page 353, on April 26, 1977.

DOCUMENTARY STAMP TAX
APR 26 1977