

GREENVILLE CO. S. C.

257 P. O. BOX
GREENVILLE S. C.

Boyd and Graton, Attorneys

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PAID SATISFIED AND CANCELLED

First Federal Savings and Loan Association

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

of Greenville, S. C.
George G. Smith
President
March 6, 1980

APR 4 1980

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

MORTGAGE OF REAL ESTATE
Dennis S. Schuster

KEITH SHERRATT and ANN SHERRATT

(Hereinafter referred to as Mortgagor) (SEND(S) CREDITORS)

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 true sum of Fifty-nine thousand dollars and No/100 (\$ 59,000.00)

Dollars as evidenced by Mortgagee'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 at the rate or rates therein specified in installments of Four Hundred Seventy four dollars and 74/100ths (\$ 474.74) 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, excepted 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 regulations 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 collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor 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 to the Mortgagor to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in full and true cash paid to 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, to be ascertained thereon, situate, being and being in the State of South Carolina, County of Greenville, being known and designated as Lot 6 on plat of Blair Estates, Section 1, recorded in the R. M. C. Office for Greenville County in Plat Book 4R, at Page 58, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Cameron Lane, at the joint front corner of Lots 5 and 6, and running thence with the line of Lot 5, N. 5-59 W. 243.7 feet to an iron pin; thence S. 79-51 W. 143.6 feet to an iron pin; thence S. 15-00 E. 250.2 feet to an iron pin; thence with Cameron Lane, N. 75-00 E. 76.5 feet; thence N. 50-16 E. 28.5 feet to the beginning corner.

This is the identical property conveyed to the Mortgagors herein by deed of Anne C. Barber dated August 13, 1978 and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 1095 at page 988 on August 23, 1978.

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