

Mortgagee's Address: 301 College St., Greenville, S. C. 29601

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GREENVILLE CO. S. C.

BOOK 1391 PAGE 111

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DONNIE S. TANKERSLEY  
R.H.C.



**State of South Carolina**

COUNTY OF GREENVILLE

**MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Frank E. Collins

(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

-----Nine Thousand, Five Hundred and No/100----- (\$ 9,500.00 )

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

Ninety Six and 36/100----- (\$ 96.36 ) 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 15 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

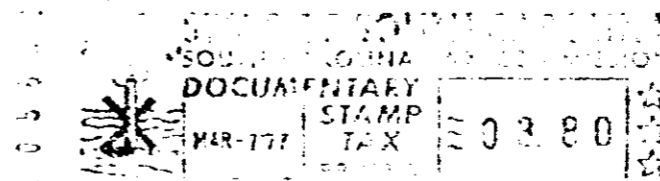
WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose:

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, and in Chick Springs Township on the East side of St. Mark Road and being the northwestern portion of Tract No. 1 of the property of Mrs. Eva H. Collins, et al, as shown on plat thereof made by H. S. Brockman, Surveyor, on December 14, 1948, and being more particularly described as follows:

BEGINNING at a point near the center of St. Mark Road at the corner of property now or formerly belonging to J. A. Bull (an iron pin being approximately 10.8 feet from the edge of said road), and running thence along the line of the property of J. A. Bull, N. 61-25 E. 392 feet to an iron pin; thence still along the line of property of J. A. Bull, S. 67-40 E. 50 feet to an iron pin; thence on a line through said Tract No. 1 approximately S. 55 W. 415 feet, more or less, to a point in the center of St. Mark Road; thence along the center of said road, N. 31-15 W. 70 feet to the BEGINNING corner.

This being the same conveyed to Eva H. Collins by Mack A. Ashmore by deed recorded September 19, 1949 in the R. M. C. Office for Greenville County in Vol. 391 at Page 435. The said Eva H. Collins died intestate on Sept. 9, 1968, leaving the mortgagor, Frank E. Collins, and Clara C. Ashmore as her heirs at law, Probate Court Apt. 1056 file 14, the said Clara C. Ashmore having conveyed her interest in the above described property to the mortgagor by deed recorded July 1, 1969 in Deed Book 871 at Page 59.



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