apps 1425 ma 207



State of South Carolina

COUNTY OF

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049

GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Marvin R. Walker and Patricia R. Walker

(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 Mertgagee) in the full and just sum of Sixty-One Thousand.

Two Hundred and No/100ths----- (\$61,200.00...)

does not contain Dollars as evidenced by Mortgagor'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 as the rate or rates therein specified in installments of Four Hundred Ninety-

Two and 44/100ths----- (5 492.44) 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 bidances, and then to the payment of principal with the last payment, if not sooner 30 paid, to be due and payable. 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 fulure 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 be reafter become included 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 (53.00) to the Mortgagor in hand well and truly paid by the Mortgagor 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 Mortgagee, its successors and assigns, the following described real estate:

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All that piece, parcel or lot of land situate, lying and being on the northeastern side of Cherry Hill Road, in the City of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 53 on a plat entitled "Forrester Woods, Section 7", prepared by R. B. Bruce, Surveyor, dated May 12, 1975, recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Pages 21 and 22, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Cherry Hill Road, at the joint front corners of Lots Nos. 53 and 193 and running thence with the joint line of said lots, N. 61-17 E. 123 feet to an iron pin; thence continuing with the joint line of Lots No. 53 194, N. 78-44 E. 108 feet to an iron pin at the joint rear corner of Lots Nos. 53 and 194; running thence with a creek along the rear of Lot No. 53, with the creek being the line, S. 13-42 E. 80 feet to an iron pin; thence continuing with said creek, S. 4-33 E. 50 feet to an iron pin, joint rear corner of Lots Nos. 53 and 54; thence running with the line of said lots, S. 75-48 W. 198.4 feet to an iron pin on the northeastern side of Cherry Hill Road; thence running with said Road, N. 10-52 W. 20 feet to an iron pin; thence continuing with said Road N. 27-36 W. 86.6 feet to an iron pin, the point of beginning.

This is the identical property conveyd to the mortgagors herein by deed from Stanley Masters and Susanna R. Masters dated March 8, 1978 and recorded in the R.M.C. Office for Greenville County in Deed Book 1074 at Page 977 on March 8, 1978....

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