

P.O. Drawer 408  
City 29602

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GREENVILLE CO. S. C.

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DOMINE S. TANKERSLEY  
R.M.C.

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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

-----JOSEPH K. COSTELLO AND BARBARA A. COSTELLO-----

-----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 **SIXTY TWO THOUSAND TWO HUNDRED FIFTY AND NO/100**-----

(\$ 62,250.00--)

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 **SIX HUNDRED FIFTY**

**NINE and 46/100**----- (\$ 659.46-----) 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, being portions of Lots 8, 59 and 60 of a subdivision known as Camilla Park, Section # 2, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book M, Page 85 and having according to plat of the Property of J. W. Pitts prepared by W. N. Willis, RLS, dated June 5, 1974, the following metes and bounds, to-wit:

BEGINNING at a nail on the northwestern side of Flora Avenue, which point lies, N. 20-34 E., 64.4 feet from the intersection of the northwestern side of Flora Avenue and the northeastern side of Harvard Street and running thence with Flora Avenue N. 20-34 E., 13.6 feet to a nail; thence continuing with Flora Avenue N. 26-59 E., 80 feet to an iron pin; thence N. 60-02 W., 206.4 feet to an iron pin; thence S. 24-13 W., 67.8 feet to an iron pin; thence S. 60-34 E., 5 feet to an iron pin; thence S. 17-05 W., 10.1 feet to a nail; thence S. 60-31 E., 24 feet to a nail at the rear corner of the Lloyd Gilstrap property; thence with the rear line of Gilstrap property S. 60-31 E., 60 feet to a nail; thence S. 45-16 E., 44 feet to an iron pin; thence S. 56-03 E., 68.5 feet to the beginning corner.

ALSO: Easement for egress and ingress from said property to Harvard Street, being 10' wide more or less, said road is located along the northwestern side line of property of Lloyd Gilstrap. It is understood and agreed that this easement will run with the land in the same is a private road and not a public road. The road is for the use of any tenants occupying dwellings located on property described herein together with their invitees.

This is the identical property conveyed to the mortgagors by deed of T. Edward Childress, III to be recorded of even date herewith.

STATE OF SOUTH CAROLINA  
RECORDS AND CLERK TAX COM.  
DOCUMENTARY  
STAMP  
TAX  
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