

FILED
GREENVILLE CO. S. C.

BOOK 1115 PAGE 449

JAN 27 3 22 PM 1969

CLERK OF COURTH
GREENVILLE



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, James E. Dodenhoff, Jr. and Paul B. Costner, Jr.

(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

Eighteen thousand and 00/100 (\$ 18,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of **One hundred twenty seven & 23/100** (\$ 127.23)

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.....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 such 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 known and designated as Lot No. 48, of plat entitled Cedar Terrace and recorded in the R.M.C. Office for Greenville County in Plat Book BBB at page 137, and having such metes and bounds as shown thereon.

This mortgage is made subject to any restrictive covenants, building set-back lines, rights-of way and easements which may affect the above described property.

This is the identical property conveyed to the mortgagors by deed of W. & D. Developers, Inc. dated December 31, 1968 to be recorded herewith.

The property mortgaged hereunder is subject to an easement for driveway purposes in favor of the owner of Lot 49 of said subdivision as will appear by reference to a deed from the mortgagors to Walter Franz Williams being of record in the R.M.C. Office.

SATISFIED AND CANCELLED UPON REQUEST
14 DAY OF OCT. 1971
James E. Dodenhoff, Jr.
R. M. C. FOR GREENVILLE COUNTY, S. C.
1:32 P.M. NO. 46973

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 115 PAGE 449