

REGISTRATION NO. 22  
COMPLIED WITH  
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Mar 1 11 21 AM '73  
DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1238 PAGE 532



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Cothran & Darby Builders, Inc.

(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 Forty-seven

Thousand Six Hundred and No/100 (\$ 47,600.00 )

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 Three Hundred Thirty-  
five and 93/100 (\$ 335.93 ) 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 29 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 collat-  
erals 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, on the southwesterly side of Red Fox  
Court, near the City of Greenville, S. C., being known and designated as Lot No. 39  
on plat entitled "Final Plat Revised, Map # 2, Foxcroft, Sec. II" as recorded in the  
RMC Office for Greenville County, S. C., in Plat Book 4N, pages 36 and 37 and having,  
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Red Fox Court, said pin being  
the joint front corner of Lots 38 and 39 and running thence with the common line  
of said lots S 42-08 W 183.9 feet to an iron pin, the joint rear corner of Lots 38  
and 39; thence N 74-29 W 140.1 feet to an iron pin, the joint rear corner of Lots  
24 and 39; thence N 15-33 E 98.7 feet to an iron pin; thence N 36-45 E 135.6 feet  
to an iron pin, the joint corner of Lots 39 and 40; thence with the common line of  
said lots S 72-00 E 161.7 feet to an iron pin on the westerly side of Red Fox Court;  
thence with the westerly side of Red Fox Court on a curve, the chord of which is  
S 3-06 W 55 feet to an iron pin, the point of beginning.