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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Nadine B. Tilley

(hereinafter referred to as Mortgagee) (SENDS) GREETINGS.

WHEREAS, the Mortgagee as well and truly indebted into FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Twenty-One Thousand Five Hundred and No/100----- (\$ 21,500.00)

Dollars, as evidenced by Mortgagee'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 at the rate or rates thereon specified in installments of

One Hundred Seventy-Three and No/100----- \$ 173.00

1 Dollars each on the first day of each month hereafter, 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 30 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 collateral deeds given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

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

NOW KNOW ALL MEN, That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee 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, conveyed, sold, and released, and by these presents does grant, bargain, sell and release into the Mortgagee, his successors and assigns, the following described real estate:

All that certain parcel, 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 north side of Sequoia Drive and being known and designated as Lot No. 118 on plat of Property of Chestnut Hills, recorded in the RMC Office for Greenville County in Plat Book GG at Page 35, and being more particularly shown on a plat of Property of Lecel M. Neves, dated September 11, 1954, prepared by R. K. Campbell, Surveyor, and having, according to the said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Sequoia Drive, which iron pin is 194.6 feet west of Chipley Lane and running thence along Sequoia Drive, N.70-34 W. 70 feet to an iron pin, joint front corner of Lots 118 and 119; thence along the joint line of Lots 118 and 119, N.18-26 E. 158.8 feet to an iron pin in the center of a ten foot utility easement, joint rear corner of Lots 118 and 119; thence along the center of said ten-foot utility easement, S.80-06 E. 71 feet to an iron pin at joint rear corner of Lots 117 and 118; thence along the joint line of Lots 117 and 118, S.18-29 W. 170.6 feet to an iron pin on Sequoia Drive, the point of beginning.

This is the same property as that conveyed to the Mortgagee herein by deed from Rodney S. Bolick recorded in the RMC Office for Greenville County on December 20, 1977.

The mailing address of the Mortgagee herein is P. O. Box 408, Greenville, S. C. 29602.

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