

ADDRESS: 301 College Street, Greenville, South Carolina

GREENVILLE, S.C.  
JAN 11 1961  
RECORDED

BOOK 1424 PAGE 734



State of South Carolina )

COUNTY OF GREENVILLE )

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Jimmy A. Wolfe and Thelma K. Wolfe

(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

Thirty-five Thousand and No/100----- (\$ 35,000.00 )

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 Two Hundred Eighty-one and 62/100----- (\$ 281.62 ) 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 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 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, it 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, and being on the Southern side of Montclair Road and the Eastern side of Taylors Road, near the City of Greer, and Northward therefrom, Chick Springs Township, and being all of Lot No. 46 and a small portion of Lot No. 45, of BELMONT HEIGHTS, Plat of the Subdivision by Dalton & Neves, Engineers, dated July, 1960, recorded in Plat Book QQ, Pages 160 and 161, in the R. M. C. Office for Greenville County, South Carolina, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the Southern side of Montclair Road, corner of Lots Nos. 31 and 46, and running thence along said road in a Westerly direction 118.7 feet to an iron pin; thence a curving line to the East side of Taylors Road, the chord of which is 38.8 feet to an iron pin; thence along the Eastern side of Taylors Road, 108.7 feet to an iron pin, new corner; thence a new line in an Easterly direction approximately 160 feet to an iron pin, rear corner of Lots Nos. 45 and 46 on rear line of Lot No. 32; thence along the rear line of Lots Nos. 32 and 31 in a Northern direction 155.6 feet to the BEGINNING CORNER.

This being the same property conveyed unto the Mortgagors herein by deed from William E. Bond and Betsy B. Bond, of even date to be recorded herewith

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