

FILED
GREENVILLE CO. S. C.
FEB 1 10 54 AM 1971
DENNIE S. TANKERSLEY
R.M.S.

1971 FEB 10 10:21



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, George F. Rogers

(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 Sixteen Thousand Three Hundred Twenty and No/100 (\$ 16,320.00)

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 therein specified in installments of One Hundred Thirty Six and No/100 (\$ 136.00) 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 10 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 lender thereof, become immediately due and payable, and said lender shall have the right to institute any proceedings upon said note and any collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

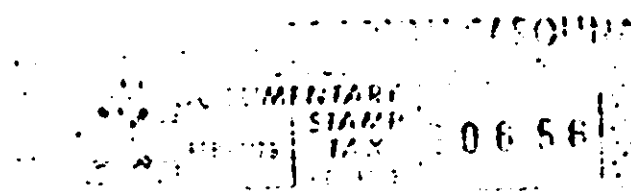
WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance premiums, repairs, or for any other purpose,

NOW KNOW ALL MEN, That the 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 Mortgagee in hand well and truly paid by the Mortgagor 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 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 more particularly described as Lot No. 283, Section 2, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina, made by Dalton & Neves, Engineers, Greenville, S. C., February, 1959, and recorded in the Office of the REC for Greenville County in Plat Book QQ, at Pages 56 to 59, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the northeastern side of Saco Street at the joint front corner of Lots 282 and 283 and running thence along the common lines of said Lots N. 76-31 E. 106 feet to a point in the rear line of Lot No. 294; thence along the rear lines of Lots 294 and 293 S. 13-29 E. 68 feet to a point; thence along the common line of Lots 283 and 284 S. 76-31 W. 106 feet to a point on the northeastern side of Saco Street; thence along the said Saco Street N. 13-29 W. 68 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by John J. Bulman by deed recorded in the REC Office for Greenville County, South Carolina simultaneously herewith.



4328 RV-2