

B E S O

301 College St
Greenville S.C.

FILED
GREENVILLE CO. S.C.

BOOK 48 PAGE 320

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PAID SAT FEB 13 1976

FILED DONNIE S. TANKERSLEY First Federal Savings and Loan Association
GREENVILLE CO. S.C. of Greenville, S.C.

JUN 7 77
yes

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DONNIE S. TANKERSLEY
R.H.C.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

Witness
George Walker
President
1977
Judy Furline

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 55098

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To All Whom These Presents May Concern:
DONALD K. FURLINE and SANDRA G. FURLINE

(hereinafter referred to as Mortgagee) (SEND(S) GREETINGS:

WHEREAS, the Mortgagee 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-four Thousand, Four Hundred and No/100----- (\$34,400.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not have 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, Seventy and 63/100----- (\$270.63) 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 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 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, 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 Southeastern side of Tar Boulevard, being shown and designated as Lots Nos. 38 and 38-A on a plat of TAR ACRES, made by Webb Surveying and Mapping Company, dated June, 1966, recorded in the RMC Office for Greenville County, S.C. in Plat Book PPP at Pages 12 and 13 and being shown on a more recent plat thereof entitled "Property of David P. and Brenda P. Dobbins", made by C. O. Riddle, R.L.S., dated September 27, 1975 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Tar Boulevard at the joint front corner of Lots Nos. 38-A and 39 and running thence along the Southeastern side of Tar Boulevard, N. 36-16 E., Three Hundred Thirty-three and Seven-tenths feet to an iron pin at the intersection of Southwood Drive with Tar Boulevard; thence with the curve of said intersection

DIANE E. MITCHELL, P.A.

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