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GREENVILLE CO. S. C. BOOK 54 PAGE 654
 FILED GREENVILLE CO. S. C. 23 9 1978 YOUNTS, SPIVEY & GROSS
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 YOUNTS, SPIVEY & GROSS
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 JAN 23 1978 First Federal Savings and Loan Association
 ELIZABETH MOORE R.M.C. Witness
 MARGA J. McCall
 First Federal Savings and Loan Association
 OF GREENVILLE

State of South Carolina
 COUNTY OF GREENVILLE

To All Whom These Presents May Concern:
 George W. Ackroyd and Rosylnd J. Ackroyd

21763
 MORTGAGE OF REAL ESTATE
 YOUNTS, SPIVEY & GROSS

(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 Nine Thousand Six Hundred and No/100 (\$ 9,600.00) does not have Dollars as evidenced by Mortgagor's promissory note of even date herewith, which note 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 One Hundred Sixteen and 49/100 (\$ 116.49) 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 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) 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, containing approximately five acres, on the northeast side of Highway No. 290, approximately eight miles north of the city of Greer and being shown and designated as the Parker tract on a plat of the property of John F. Lynn, Jr. by Campbell and Clarkson, Surveyors, dated May 25, 1970, and recorded in the R. M. C. Office for Greenville County in Plat Book UUU at Page 177 and being more particularly described as follows:

BEGINNING at an iron pin on the northeasterly side of Highway No. 290 at the joint corner of this tract and a tract of land owned by John F. Lynn, Jr. and running thence along the property of the said John F. Lynn, Jr. N. 32-10 E. 240 feet, more or less, to an iron pin; thence continuing along the property of John F. Lynn, Jr. N. 59-19 E. 250.5 feet, more or less, to an iron pin at the corner of this tract and land of Frances L. McCall and running thence along the property of Frances L. McCall

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