

1960

FILED
GREENVILLE CO. S. C.
APR 8 4 56 PM '60
CLERK OF COURSE
S. C.

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FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WE, LARRY D. GRIDER & KATHRYN G. GRIDER

MORTGAGE OF REAL ESTATE

APR 21 1960

Common and Ordinary

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(Hereinafter referred to as Mortgage) (SEND \$) CERTIFICATE

WHEREAS, the Mortgage is 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

FORTY SEVEN THOUSAND (\$ 47,000.00)

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 provide 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

THREE HUNDRED SIXTY NINE & 75/100 (\$ 369.75) 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 law 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 to the Mortgagee to the Mortgagee's account, and also in consideration of the sum of three hundred and thirty (\$300) to the Mortgagee in hand well and truly paid to the Mortgagee at and before the signing of these presents, the Mortgagee has granted, bargained, sold, aliened, conveyed, 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 known and designated as Lot No. 77 as shown on plat of Section Three, BROOKSIDE SUBDIVISION, recorded in the KMC Office for Greenville County in plat book 5 P, page 11, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Meadowbrook Drive, joint front corner of Lots 77 and 78; thence with the joint line of said lots, S. 39-55 W. 160 feet to an iron pin in the line of Marva Lee Putnam property; thence with the line of said property S. 50-05 E. 103 feet to an iron pin joint rear corner of Lots 77 and 76; thence with the joint line of said lots N. 39-55 E. 160 feet to an iron pin on the south side of Meadowbrook Drive; thence with the south side of said street N. 50-05 W. 103 feet to an iron pin, the point of beginning.

This is the same property as described in the following

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