

FILED
GREENVILLE CO. S. C.
JUL 23 3 51 PM '75
CONNIE S. TANKERSLEY
R.H.C.

BOOK 71 PAGE 1027

*Amended
Connie S. Tankersley
1975*

BOOK 1373 PAGE 538
NOV 25 1980



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

MORTGAGE OF REAL ESTATE

Witness

Judy M. Muller
Aug 22 1980
Connie S. Tankersley

We, Charles Ray Ashcraft and Marian R. Ashcraft, of Greenville County,

(hereinafter referred to as Mortgagee) (SEND TO GREENVILLE CO. S. C. RECORDS)

WHEREAS, the Mortgagee is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagor) in the full and just sum of

Forty Five Thousand, Six Hundred and No/100----- (\$ 45,600.00)

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

Three Hundred Fifty-Eight and 75/100----- (\$ 358.75) 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 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,

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