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GREENVILLE CO. S.C.
MAY 21 1986
DORRIS S. TAYLOR
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PAID, SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

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September 12 1986
Cathy [unclear]
Wanda D. [unclear]

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
93319-A CLARKE & JACOBSEN
Attorneys At Law
Post Office Box 187
Mauldin, S. C. 29662

To All Whom These Presents May Concern:

TED C. RUSSELL

(hereinafter referred to as Mortgage) (SEND(S) CREETINGS)

WHEREAS, the Mortgage 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 Seven thousand Three Hundred Seventy-Two and 84/100 (\$ 7,372.84)

Dollars, as evidenced by Mortgage'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 at the rate or rates therein specified in installments of Eighty-Four and 23/100 (\$ 84.23) Dollars each on the first day of

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 12 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 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, said interest, with costs and expenses for proceedings

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) as the Mortgagee in hand well and truly paid by the Mortgagee at and before the making 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, in Fairview Township, lying on the western side of Highway 418, and being shown on a plat entitled Estate of J. B. Wasson, in Plat Book "YY" of page 21, as Tract No. 3, having the following metes and bounds, to wit:

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