3657179



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

JOSEPH A. METZ AND JOYCE R. METZ

... (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

Seventeen Thousand and no/100 ------(6 17,000,00 Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of . One Hundred Thirty One and 21/100 ---- (\$ 131.21). 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 somer paid, to be due and payable ... 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 §p-Laws tion of 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 turns said note and any collaborals given to secure same for the nursess of collections said varieties and the nurse of the nurses of collections. his 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 such 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 Mortgagor to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor 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 are all lauratin cell and release unto the Mortgagor its consecure and actions the following described real celater. grant, hargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

ALL those certain pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lots # 38 and 39 as shown on a plat of THORNWOOD ACRES, Section II, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book MM at Page 105 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Forestwood Drive, which iron pin is the joint front corners of Lots # 37 and 38 and running thence along the southerly side of Forestwood Drive N. 53-13 E. 116,07 feet to an iron pin; thence continuing along Forestwood Drive N. 55-03 E. 53.3 feet to an iron pin; thence S. 40-43 E. 146.6 feet to an iron pin; thence S. 52-01 W. 85 feet to an iron pin; thence S. 53-13 W. 85 feet to an iron pin; thence N. 36-47 W. 150 feet to an iron pin which is the point of beginning,