

FILED  
GREENVILLE CO. S.C.  
MAY 3 2 50 PM '78  
DONNA S. STAPLES  
S.W.C.



120-450

858  
9468

## State of South Carolina

COUNTY OF *Greenville*

## MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

ROSAMINE FULTON, INC.

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 Mortgagor's Lender), of Greenville, S.C.,

THE SUM OF **\$14,000.00** (\$14,000.00)

Dollars as evidenced by Mortgagor's promissory note of even date herewith, which note is dated May 1, 1978, and contains a provision for escalation of interest rate; paragraphs 9 and 10 of this note provide for an escalation of interest rate under certain conditions, said note to be repaid with interest at the rate of six percent per annum, in monthly installments of \$116.67 per month.

SEVENTY THREE (73) and **15/100** (\$73.15) Dollars each on the first day of each month hereafter in advance, until the principal sum with interest has been paid in full; any payments to be applied first to the payment of interest, computed monthly on unpaid principal balance, and thereafter pro rata to principal with the last payment if not sooner paid, to be due and payable **30** years after date, and

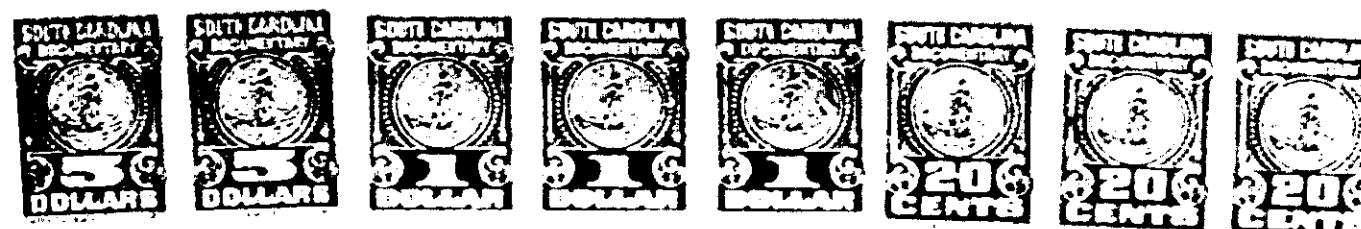
WHEREAS, said note further provides that if at any time the portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days or more, shall be due and payable without notice, and in any event, or the Chancery Court and upon such notice as may be required by law, the holder hereof, or his assignee, or his agent or attorney, shall have the right to sue for and recover damages upon said note and any collection expenses immediately due and payable, and further shall have the right to sue for and recover expenses upon said note and any collection expenses for the purpose of collecting and protecting the same, with costs and expenses for proceedings, and costs even to service same, for the purpose of collecting and protecting the same, with costs and expenses for proceedings, and

WHEREAS, the Mortgagor and Lender have no liability to the Mortgagor for such other 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 and for value received, and for further sum which may be advanced by the Mortgagor to the Mortgagor's Lender, and also in consideration of the sum of **Three Dollars (\$3.00)** to the Mortgagor in hand, well and truly paid by the Mortgagor to the Lender, the holder of these presents, the sum of whereof is hereby acknowledged, that granted, bargained and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereunto to be constructed thereon, situated, lying and being in the State of South Carolina, County of **Greenville**, Town of **Highville**, being known and designated as lot No. **11** as shown on plat of **HIGHVILLE SUBDIVISION**, prepared by Dalton & Reeves, Engineers, dated February, 1971, revised December, 1973, which plat is recorded in the D.R.C. office for Greenville County, S. C., in Plat book **1-1**, page **31**, and having, according to said plat, the following notes and terms, to-wit:

Beginning at an iron pin on the southern side of Oak Park Drive, joint corner of lots 21 and 22; running thence down joint line of said lots, S. 8-44 W. 150 feet to an iron pin; running thence N. 81-16 E. 113 feet to a point on a cul-de-sac; running thence up said cul-de-sac N. 8-44 E. 125 feet to an iron pin at the intersection of said cul-de-sac and Oak Park Drive; running then through said intersection, the chord of which is N. 36-16 W. 35.4 feet to an iron pin on the southern side of Oak Park Drive; running thence down southern side of Oak Park Drive N. 81-16 W. 58.1 feet to point of beginning.



4328 RV-21