FILED
GREENVILLE CO. S.C.
FEB 24 1975
OLLIE FARNSWORTH
R.M.C.

BOOK 1293 PAGE 102

BOOK 28 PAGE 605

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Wilse W. Martin and Mary Frances D. Martin, of Greenville County,

(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

Five Thousand and No/100---------- ($ 5,000.00)

Dollars as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 6 and 20 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

$70.59 Dollars each on the first day of each month until paid in full, as more fully provided in said note, and if not sooner paid, the balance due and payable one year from date hereof, with interest thereon from date at the rate specified in said note or in the event of default, at the maximum rate permitted by law until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association of Greenville, S.C. or at such other place as the holder of the note may designate in writing from time to time, and

WHEREAS, the Mortgagee may from time to time hereafter advance additional sums to the Mortgagor for the purpose of improvements on said premises, and

WHEREAS, the Mortgagor is indebted to the Mortgagee for all such sums so advanced, and

WHEREAS, the Mortgagee is willing to make such future advances, provided the Mortgagor shall secure the repayment of all such sums so advanced together with interest thereon at the rate specified in the note evidencing such indebtedness, not exceeding the maximum rate permitted by law, and

WHEREAS, the Mortgagor is the owner of the property hereinafter described, and desires to secure the Mortgagee in the repayment of the said indebtedness together with all such future advances and interest thereon as aforesaid, not exceeding the maximum rate permitted by law, and

WHEREAS, the Mortgagee is willing to make said loan to the Mortgagor from time to time hereafter, provided the Mortgagee shall be secured by a mortgage on the said premises, and

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the Mortgagor shall be indebted to the Mortgagee for such sums so advanced together with interest thereon as aforesaid, not exceeding the maximum rate permitted by law, and

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NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the Mortgagor shall be indebted to the Mortgagee for such sums so advanced together with interest thereon as aforesaid, not exceeding the maximum rate permitted by law, and

We are in-debted to Greenville County in mortgage book 585, at page 18.

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S.C.
By Linda Bell
Pres. & Asst. Secretary
February 21 1975
Witness Sandra Wheeler

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Earle, Bowman and Gordon, Attorneys

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