

FEB 13 3 12 PM 1972

CLERK OF COURTS



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Paul Benjamin Kohlbaugh and Eleanor Litch Kohlbaugh, 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

Eight Thousand and No/100----- (\$ 8,000.00) 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 Ninety-Two and 89/100----- (\$ 92.89) 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 10 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 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 Mortgagee 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 Mortgagee 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 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, within the corporate limits of the City of Greenville, on the west side of White Oak Drive, being shown as the southern portion of Lot 106 on plat of University Heights being recorded in the R. M. C. office for Greenville County in Plat Book Y at page 53 and being known and designated as Lot No. 106-A according to a corrected plat of University Heights being recorded in the R. M. C. office for Greenville County in Plat Book FF at page 128, and having, according to said corrected plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of White Oak Drive at the joint front corner of Lots Nos. 106 and 106-A, and running thence with the joint line of said lots, S. 84-26 W. 190 feet to an iron pin in line with Lot No. 105; thence along the line of Lot No. 105, S. 6-13 E. 75 feet to an iron pin; thence N. 84-28 E. 200 feet to an iron pin on the west side of White Oak Drive; thence along White Oak Drive, N. 15-44 W. 75 feet to the beginning corner; being the same conveyed to us by John C. Canfield by his deed dated August 29, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 606, at Page 145.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 11 PAGE 27

SATISFIED AND CANCELLED OF RECORD
27 9 DAY OF Jan 19 72
Elizabeth Reddle
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 1:57 O'CLOCK P M. NO. 10719