GREENVILLE, CO. S. C.
MAR 17 3 17 PH '71
OLLIE FARNSWORTH

FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BGOK 1184 PAGE 41

To All Whom These Presents May Concern:

MATTHEW E. BOOZER. II and VIVIAN P. BOOZER

(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

Twelve Thousand and No/100-----(\$12,000.00

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does have a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not soone paid, to be due and payable ... 20 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 pas

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 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 is 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 scaling 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:

BEGINNING at an iron pin on the northeastern side of Bidwell Street, the joint front corner of Lots 75 and 73, and running thence with the common line of said lots N. 56-29 E. 150 feet to an iron pin; thence S. 33-31 E. 70 feet to an iron pin; thence along the line of Lots 70 and 69, S. 47-02 w. 150.8 feet to an iron pin on the northeastern side of Bidwell Street; thence with the northeastern side of said street, N. 33-31 W. 95 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Grantor herein by deed from Harold W. Wagner and Evelyn Craig Wagner dated April 30, 1957, and recorded in the RMC Office for Greenville County in Deed Book 576, page 345.

This conveyance is made subject to restrictive covenants recorded in the RMC Office for Greenville County in Deed Book 576, page 345, as amended, in Deed Book 462, page 33, and Deed Book 469, page 309, and to all setback lines, rights of way and easements of record and as shown on recorded plat(s).

THE PARTY OF THE P