

FILED
GREENVILLE CO. S. C.
AUG 11 2 05 PM '71
OLLIE FARRSWORTH
R. M. C.

BOOK 1202 PAGE 272



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Luther J. Kay and Marsha Kay

(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

Ten Thousand and No/100----- (\$ 10,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of

Ninety-four and 13/100----- (\$ 94.13) 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 15 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 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, near the City of Greenville, being shown as Lot No. 1 on Plat of North Sunset Hills made by Dalton & Neves in July 1941, recorded in Plat Book "L" at Page 92, in the R. M. C. Office for Greenville County, and being more particularly described as follows:

"BEGINNING at a stake at the northern corner of Elizabeth Drive and Paris Mountain Road, and running thence with the northwestern side of Paris Mountain Road, N. 51-22 E. 35 feet to a stake at corner of Lot No. 2; thence with line of said lot, N. 38-38 W. 157.8 feet to a stake on a 5 foot utility strip; thence with said utility strip, S. 50-52 W. 66.3 feet to a stake on Elizabeth Drive; thence with the northeastern side of Elizabeth Drive, S. 40-50 E. 132.5 feet to stake; thence with the curve of the intersection, the chord of which is S. 84-44 E. 36.1 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. This being the same property conveyed to us by deed dated July 8, 1971, and recorded in the R. M. C. Office for Greenville County in Deed Book 919 and page 620."