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GREENVILLE CO. S. C.

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BOOK 1238 PAGE 486

OLLIE FARNSWORTH  
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

GUS SMITH HILL AND PEARL S. HILL

(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 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-TWO AND 71/100 (\$92.71) 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

ALL that certain piece, parcel or lot of land with improvements thereon situate, lying and being on the Western side of Broad Vista Boulevard, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 142 of Super Highway Home Sites as shown on a plat recorded in Plat Book P, at Page 53, in the R.M.C. Office for Greenville County, S. C., and being described, according to this plat and also by a plat prepared by J. L. Hunter, Surveyor, dated October 14, 1948, entitled "Property of David P. Holliday" and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Broad Vista Boulevard, at a point 158 feet from the intersection of Broad Vista Boulevard and Bob White Lane at the joint front corner of Lots No. 141 and 142, and running thence along the common line of said lots, S. 83-15 W. 205.5 feet to an iron pin in the center of a 5 foot strip reserved for utilities; thence along the center of said strip, N. 2-0 E. 100 feet to an iron pin in said strip at joint rear corner of Lots No. 142 and 143; thence along the common line of said last mentioned lots, N. 87-32 E. 188 feet to an iron pin on the Western side of Broad Vista Boulevard, joint front corner of Lots No. 142 and 143; thence along the Western side of Broad Vista Boulevard, S. 8-30 E. 85 feet to an iron pin, the beginning corner; being the same lot conveyed to the Mortgagors by the deed of D. P. Holliday, Jr. to be recorded herewith.

The foregoing lot is conveyed subject to those building restrictions applicable to Super Highway Home Sites recorded in the R. M. C. Office for Greenville County in Deed Book 291, at Page 370, and is subject to any and all easements and/or rights-of way, of record.