



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Dennis J. Kiser and Rebecca H. Kiser

(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

Thirteen Thousand and 00/100 - - - - - (\$ 13,000.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not 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 at the rate or rates therein specified in installments of One Hundred

Fourteen and 89/100 - - - - - (\$ 114.89) 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 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 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 collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagee'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 Mortgagee in hand well and truly paid by the Mortgagor at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, 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, and being known and designated as a lot adjoining Lot No. 2, W. E. Young property, as shown on a plat of Piedmont Park, recorded in the R.M.C. Office for Greenville County in Plat Book 00 at Page 122 and being more specifically described and shown on a plat entitled "Property of Jim R. Moss", which plat is of record in the office of the R.M.C. for Greenville County, S. C. in Plat Book 51 at Page 110, and having according to said later plat, the following metes and bounds, to-wit:

BEGINNING at a nail on the western side of Coleman Drive at the joint front corner of the subject property and Lot No. 2 on plat of property of W. E. Young and thence with the western side of Coleman Drive, S. 1-15 W. 100 feet to a nail at the joint corner of the subject property and property now or formerly owned by Capps; thence with the common line of subject property and Capps property, S. 87-17 W. 111 feet to a point in the line of property now or formerly owned by Evatt; thence with the line of property now or formerly owned by Evatt, N. 1-15 E. 100 feet to a point; thence with the common line of Lot No. 2 on plat of W. E. Young property, N. 87-17 E. 111 feet to the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from Patricia Roberts Harris, Secretary of Housing and Urban Development, recorded June 20, 1977 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1058 at Page 929.

Also, that certain right of way and easement extending from Piedmont Avenue in a southerly direction along the easternmost side of Lot No. 2 and the westerly side of Lot No. 3, being 12 feet in width.

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