



State of South Carolina)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JOSEPH B. HAGAN and VIOLET HAGAN

(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, Five Hundred and No/100----- (\$ 8500.00)

Dollars as evidenced by Mortgagor'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,

Twenty-four and 53/100----- (\$ 124.53) 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 8 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 to 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 executors 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, on the East side of Ridgeway Drive, being shown and designated as Lot No. 13 on plat of property of Walter Griffin, et al, prepared by Piedmont Engineering Service on February 28, 1957, revised April 10, 1958, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of Ridgeway Drive, joint front corner of Lots 12 and 13 and running thence along the joint line of said Lots, S. 75-17 E. 140 feet to an iron pin at the joint rear corner of said Lots; thence N. 14-43 E. 70 feet to an iron pin, joint rear corner of Lots 13 and 14; thence along common line of said Lots, N. 75-17 W. 140 feet to an iron pin, joint front corner of said Lots on the Eastern side of Ridgeway Drive; thence along the Eastern side of Ridgeway Drive, S. 14-43 W. 70 feet to an iron pin at the point beginning.

THIS being the same property conveyed to the mortgagors herein by deed of David H. Mauldin, dated September 10, 1959 and recorded in the RMC Office for Greenville, S.C. on September 11, 1959 in Deed Book 634 at page 33.

GCTO -----3 DE27 77 822

3.00CT

4328 RV.21