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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Edgar Richard Goss and Elinor B. Goss

(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

Twenty-Five Thousand Ninety-Six and 32/100----- (\$ 25,096.32 ..)

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 Two Hundred Eleven and 06/100----- (\$ 211.06-----) 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 25 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 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 Mortgagor to the Mortgagee'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, 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, being and being in the State of South Carolina, County of Greenville, town of Mauldin, on the northern side of Elm Drive being known and designated as Lot No. 50-A and a portion of Lot No. 50, Eastdale Development, a plat of which is recorded in the RMC Office for Greenville County in Plat Book YY, Page 118, and having, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Elm Drive at the joint front corner of Lots Nos. 100 and 50-A, running thence with the joint line of said lots N 15-00 W 208 feet to an iron pin; thence S 79-43 E 145 feet to an iron pin in the rear line of Lot No. 50; running thence with the new line through the middle of Lot No. 50, S 15-00 E 215.4 feet to an iron pin in the front line of Lot No. 50 on the northern side of Elm Drive and running thence with the said side of Elm Drive N 75-00 W 90 feet to an iron pin the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Robert B. Aljoe and Zennie W. Aljoe recorded in the RMC Office for Greenville County of even date herewith.

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