

P. O. Drawer 408
Greenville, S. C. 29602

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GREENVILLE CO. S. C.
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SCHEE S. TANKERSLEY
R.M.C.

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State of South Carolina

COUNTY OF **GREENVILLE**

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, **T. J. Stafford and Jean F. Stafford**

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 **Fifty-Two Thousand and no/100**----- (\$ 52,000.00---)

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 **Four Hundred Eighteen and 41/100**----- \$ 418.41----- Dollars each on the first day of each month hereafter, in a lump sum, 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 **thirty** 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 Mortgagee in hand well and truly paid by the Mortgagor, at and before the signing 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 the buildings and improvements thereon, lying and being on the northwesterly side of Trinity Way, near the City of Greenville, South Carolina, being known and designated as Lot No. 15 on plat of Section 1; 2 and 1A Northwood Hills, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, at page 156, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwesterly side of Trinity Way, said pin being the joint front corner of Lots 14 and 15 and running thence with the northwesterly side of Trinity Way S. 28-40 W. 135 feet to an iron pin, the joint front corner of Lots 15 and 16; thence with the common line of said Lots N. 60-04 W. 173.3 feet to an iron pin, the joint rear corner of Lots 15 and 16; thence N. 31-55 E. 135 feet to an iron pin, the joint rear corner of Lots 14 and 15; thence with the common line of said Lots S. 61-05 E. 165.6 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Colonial Company, Inc., dated October 28, 1968, recorded November 1, 1968, in the RMC Office for Greenville County in Deed Book 855, at page 268.

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