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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.R.C.

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First Federal Savings and Loan Association
of Greenville, S.C. 23
PAGE 763
Orlando O. Lyman

FIRST
FEDERAL SAVINGS
AND LOAN ASSOCIATION
OF GREENVILLE
VIRGESS

GREENVILLE
JUL 11 10 24 AM '71
DONNIE S. TANKERSLEY
R.R.C.

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

James E. Cole and Janice C. Cole

(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
Thirty-Two Thousand, Two Hundred Fifty and 00/100----- (\$ 32,250.00.)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note provides for the escalation of interest rate (paragraphs 5 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 as rates then specified in installments of **Two Hundred Thirty-Six and 65/100----- (\$ 236.65)** 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 **30** 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 three 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 regulations 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

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