

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Mrs. Louise O. Grogan,**

SEND GREETING:

WHEREAS, I the said **Mrs. Louise O. Grogan**

in and by **me** certain promissory note, in writing, of even date with these presents, **am** well and truly indebted to **AMERICAN BUILDING AND LOAN ASSOCIATION, OF GREENVILLE, S. C.** in the full and just sum of **Two thousand eight hundred ninety eight and 59/100 Dollars.**

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of **Thirty and no/100 Dollars** (\$ **30.00**) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid; said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing 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 (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a reasonable attorney's fee, besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage) as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said **Mrs. Louise O. Grogan**

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C.** according to the terms of said note, and also in consideration of the further sum of Three Dollars to **me**

the said **Mrs. Louise O. Grogan** in hand well and truly paid by the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C.**, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C.**, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

**In Greenville Township, in the City of Greenville, on the South side of the Laurens Road, being a portion of Lot No. 70 as shown on plat of East Park, Boyce Addition, recorded in Plat Book A, page 383, and having the following metes and bounds, to-wit:**

**Beginning at the center of a stone fence on the South side of the Laurens Road, corner of Lot No. 71, now or formerly belonging to S. L. Capell, and running thence with the line of said lot in a Southwesterly direction 158 feet to corner of lot of Missouri Victoria Diver; thence with line of her lot S. 68-30 E. 45 feet to corner of her lot; thence continuing with line of her lot in a Northeasterly direction 158 feet, more or less, to the Laurens Road; thence with the South side of the Laurens Road N. 68-30 W. 48 feet to the beginning corner.**

**This is the same lot of land conveyed to the mortgagor by the American Building and Loan Association by its deed of even date and the within mortgage is given to secure the balance of the purchase price.**

*Handwritten notes:*  
and satisfied in full July 1940  
paid to the American Building and Loan Association  
this debt is a loan  
I believe that the  
By M. M. Newell Secretary  
RECEIVED JULY 15 1940  
AMERICAN BUILDING AND LOAN ASSOCIATION  
2,898.39  
30.00

*Handwritten:* American Building