

MORTGAGE OF REAL ESTATE

BAND & WHITE, PRINTERS, SPARTANBURG, S. C. 148732

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I the said

7. C. Broughs *in full*
7. C. Broughs *1941*
Loan Assn
Loan Assn

SEND GREETING:

in and by *my* certain promissory note, in writing, of even date with these presents, well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of

Five hundred Fifty Dollars, (\$2410.00) Dollars,

with interest at the rate of *seven* (7%) per centum per annum, to be repaid in installments of (\$25.00) Dollars upon the first day of each and every calendar month hereafter until 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

7. C. Broughs

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

the said *7. C. Broughs* in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., 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, situated, lying and being in the State of South Carolina, County of Greenville,

near the Lawrence Road and designated as a part of plots 73 and 74 of the subdivision of Baston as shown by plat of record in Plat Book 7, page 42, and having the following miles and bounds, to-wit:

Beginning at an iron pin on the North side of Arden Street, corner of Lot No. 72, which pin is 258.3 feet from the intersection of Arden and Maco Streets, and running thence with the line of lot No. 72 N. 21-30 N. 100 feet to stake in line of lot No. 71; thence with line of lot No. 71 N. 64-30 E. 70 feet to a stake; thence S. 21-30 E. 100 feet to stake on Arden Street; thence with Arden Street S. 64-30 N. 70 feet to the beginning corner.

This is the same lot of land conveyed to the American Building and Loan Association by E. Duman, Master, by deed dated Oct. 1934 and recorded in Book 117, page 64, G. M. C. Office and subsequently conveyed by said association to the mortgagor and the up this mortgage is given to secure the balance due on the purchase price.

American Building & Loan Assn
Greenville, S. C.
2852