

MORTGAGE OF REAL ESTATE

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

Mortgage of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Me. R. O. Simpson and Clara Simpson SEND GREETING:
WHEREAS, we the said R. O. Simpson and Clara Simpson

in and by our certain promissory note, in writing, of even date with these presents, are well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of Two Thousand, Six Hundred and ²⁰/₁₀₀ (\$2600.00) Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Twenty-six and ²⁰/₁₀₀ (\$26.00) 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 (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 an and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That we, the said R. O. Simpson and Clara Simpson 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 us the said R. O. Simpson and Clara Simpson 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, situated, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, third near to and on the northeast side of Augusta Place Street, known as Lot No. 5 and 6, first shown by D. N. Cochran, recorded in Plat Book 7, page 262, and being more particularly described as follows to-wit:

Beginning at a point on Augusta Place Street fifty (50) feet of Lot No. 5, running thence N. 10-30 E. 60 feet to a point on said street, joint corner of Lot 5 and 6, thence S. 31-30 E. 246.8 feet along line of said Lot No. 6 to the rear quiet corner of said Lot 5 and 6, thence S 58-41 N. 60 feet to a point, joint corner of Lots 1 and 5; thence N. 31-30 W. 246.0 feet along rear line of said Lot No. 1 and side of Lot No. 4 to the beginning corner on said Augusta Place Street, Being the same lot conveyed to me by E. C. Coss August 1921 - by deed recorded in the P. M. C. office for Greenville County in Vol. 101, page 21.

Also that certain piece, parcel or lot of land situated, lying and being in the County of Greenville, State of South Carolina, near the City of Greenville, just off Augusta Road, and being part of Lot No. 5 as shown on plat of property of D. N. Cochran and E. C. Coss recorded in Plat Book 7, page 262, and having the following well and bounds, to-wit:

Beginning at an iron pin on south side of Augusta Place Street at corner of Lot No. 5 and running thence along the line of Lot No. 5, S. 31-30 E. 246.6 feet to iron pin, joint corner of Lots No. 1 and 5, thence along line of Lot 1, S. 58-41 N. 2 feet to iron pin; thence N. 31-30 W. approximately 246.6 feet to iron pin on south side of Augusta Place Street; thence N. 18-30 E. 5 feet to the beginning corner. Being the 4 foot strip of land conveyed to me by D. N. Cochran January 12, 1928 by deed recorded in the P. M. C. Office for Greenville County in Vol. 143, page 243.