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VOL. 251—MORTGAGE OF REAL ESTATE

FORM NO. 1.

PROVENCE, JARRARD & MARTIN—GREENVILLE S1926

STATE OF SOUTH CAROLINA,
County of Greenville.

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

J. R. Simmons and Ida Simmons of Greenville, S. C., SEND GREETINGS:

WHEREAS, I the said J. R. Simmons and Ida Simmons of Greenville, S. C. are justly indebted to

in and by one certain promissory note, in writing, of even date with these presents, I well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of Two Thousand and no/100 ($2,000.00) Dollars, and have subscribed to ~~_____~~ ~~shares of the Instalment Thrift Stock~~ of said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., and have agreed to pay therefor at the rate of Fifty (50) Cents per share, per month, until said payments, plus dividends, have reached the par value of One Hundred Dollars per share, at which time said note shall become due and payable, with interest, and

WHEREAS said note provides for the payment of interest on the sum of _____

($_____) Dollars, at the rate of Six (6%) per centum per annum, to be computed and paid monthly, in advance, until maturity of said shares of Instalment Thrift Stock in said Association, and I am desirous of securing said debt and interest:

NOW, KNOW ALL MEN, That I, the said J. R. Simmons and Ida Simmons

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 J. R. Simmons and Ida Simmons 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:

with interest at the rate of six (6%) per centum per annum, to be repaid in monthly

of Twenty and no/100

($20.00) Dollars upon the first day of each and every calendar month hereafter until the principal sum with interest has been paid, said payments to be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note provides that default in the payment of any monthly installment for thirty (30) days, or failure to comply with any of the by-laws of said Association, shall mature the mortgage the whole amount due under said note, said debt, interest, become immediately due and payable, who may sue thereon and said note further provides 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 collected as a part thereof, to be paid into the hands of an attorney for collection, or if said debt, or any part thereof, be collected by attorneys, or by legal proceedings of any kind (all of which is secured under this mortgage), as by and by said note, reference being thereunto had, will more fully appear.

Witness: Lucian D. Seitz
Lucian D. Seitz

Paid and satisfied and cancelled of record this 10 day of March 1943
First Federal Savings & Loan Association of Greenville, S. C.
By J. C. Hill Asst. Secy.
Witness: Lucian D. Seitz
Lucian D. Seitz
#2367

all that certain piece, parcel or lot of land with the improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and in Greenville Township and being known and designated as Lot 21, as shown on plat of the property of B. E. Lee, which plat was surveyed Nov. 19, 1928, and recorded in the R. M. C. Office for Greenville County in Plat Book "G", page 133, and being described as follows:

"Beginning at a point on Paris Mountain Avenue, corner Lot 21 and lot of Ballenger, and running thence with line of Ballenger lot N. 5-50 W. 354.1 feet to Arlington Avenue; thence with Arlington Avenue S. 83-55 W. 119.5 feet to corner of Hampton Smith lot, which lot of Hampton Smith is on Arlington Ave., Paris Mountain Ave., and Beacon St.; thence with line of Hampton Smith lot S. 5-50 E. 354.3 feet to Paris Mountain Avenue; thence with line of Paris Mountain Avenue N. 84-02 E 119.5 feet to the beginning corner. Being the same lot conveyed to me by W. H. Martin June 7, 1920, by deed recorded in Vol - 121, page 399."