

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Clarence E. Hoyley, Jr.

SEND GREETING:

WHEREAS, *I* the said *Clarence E. Hoyley, Jr., as Trustee*

in and by *my* certain promissory note, in writing, of even date with these presents, *am* well and truly indebted to ~~AMERICAN BUILDING FIRST FEDERAL SAVINGS~~
AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and true sum of *Fifteen hundred sixty no/100*

(\$ *1560.00*) Dollars,

with interest at the rate of *6%* percentum per annum, to be repaid in installments of *Twenty no/100*

(*\$ 20.00*) 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 the said *Clarence E. Hoyley, Jr., as Trustee*

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said ~~AMERICAN BUILDING 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 *Clarence E. Hoyley, Jr., as Trustee* in full well and truly paid by the said ~~AMERICAN BUILDING 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 ~~AMERICAN BUILDING 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,

and being in the City of Greenville, and adjoining the lot formerly owned by Sherman on Nichols Street and having the following limits and bounds:

Beginning at a stake on Nichols Street, Corner of lot formerly owned by Lowry, Cox, & Mackley; thence N. 11 E. 139 feet to a stake on Nichols Street; thence with said street N. 78 1/2 W. 140 feet to a stake; thence S. 11 1/2 W. 139 feet to a stake on Nichols Street; thence easterly with said Nichols Street 40 feet to the beginning corner.

As Collateral Security to the note hereinabove set out I also assign and pledge the Rents from the dwelling situate upon the above describe lot of land, and direct that the mortgagee collect same and apply the net proceeds, after paying costs of collection to the payments above agree to be made; with out liability on the part of the mortgagee.

The above described lot is the same conveyed to the mortgagee by the mortgagee, and this mortgage is given to secure the payment of a part of the purchase price.

FILED AND CANCELLED OF
APR 19 DAY OF FEB
Allice Starasue as Secy
#2437

Handwritten notes and signatures:
- *Clarence E. Hoyley, Jr., as Trustee*
- *Secretary*
- *AMERICAN BUILDING FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C.*
- *AMERICAN BUILDING FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C.*
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