

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, John B. Stepp SEND GREETING:

WHEREAS, I the said John B. Stepp

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of Two Thousand, One Hundred and No/100

(\$ 2,100.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of Twenty-One and No/100 (\$ 21.00) Dollars upon the first

day of each and every calendar month hereafter in advance, 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 ten (10%) per centum 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 John B. Stepp

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, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me

the said John B. Stepp in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, 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, 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 in Ward One of the City of Greenville, on the south side of Central avenue, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of Central avenue 283 feet from Townes street, and running thence with said avenue, N. 66 W. 52 feet to an iron pin; thence S. 27 W. 150 feet to an iron pin; thence S. 66 E. 62 feet to an iron pin; thence N. 23 1/2 E. 148 feet to the point of beginning. Being the same property conveyed to me by Anna L. Edwards and Miriam Rebecca McMahan by deed dated February 28, 1938 and not yet recorded."

*Paid Satisfied and Cancelled
First Federal Savings and Loan Association
of Greenville, S. C.
July 7 - 1943
Witness Jean Simmons
Doris S. Scott, Treas.*

6538
RECORD 7th DAY OF July 1943
Ollie Jarnsworth
R.M.C. OF GREENVILLE COUNTY, S.C.
AT 9:50 O'CLOCK