

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: G. C. Cloninger SEND GREETING:

WHEREAS, I the said G. C. Cloninger

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

One Thousand, Eight Hundred and No/100

(\$ 1,800.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of Eighteen and No/100 (\$ 18.00 ) 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 G. C. Cloninger

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 G. C. Cloninger 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.

about three miles northwest of the City of Greenville, and being Lot No. 16 on a plat made by Dalton & Neves, Engrs., Sept. 1925, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin, joint corner of Lots 16 and 17, on the east side of Franklin road, and running thence S. 44-22 E. 204.3 feet to an iron pin, joint rear corner of Lots 16 and 17; thence S. 44-47 W. 60 feet to an iron pin, joint rear corner of Lots 15 and 16; thence N. 44-22 W. 205.2 feet to an iron pin on Franklin road, joint corner of Lots 15 and 16; thence with the east side of Franklih road, N. 45-38 E. 60 feet to the point of beginning. Being the same lot conveyed to me by the Colonia Company, by deed dated July 8, 1926 and recorded in the R. M. C. office for Greenville County in Vol. 72, page 425."

PAID SATISFIED AND CANCELLED FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, S. C. Virginia Fisher Feb 28 1947

SATISFIED AND CANCELLED BY RECORD DAY 29 Feb 29 1947 AT 1:36 O'CLOCK R. M. C. FOR GREENVILLE COUNTY, S. C. # 4074