

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, L. P. Ramsey SEND GREETING:

WHEREAS, I the said L. P. Ramsey

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

FOUR THOUSAND AND NO/100

(\$ 4,000.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

FORTY AND NO/100 (\$ 40.00) 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 L. P. Ramsey

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 L. P. Ramsey 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 Greenville Township, about three miles from Greenville County Courthouse, near the Union Bleachery, in a subdivision known as McCullough Heights, and being known and designated as Lot No. 37, on plat of said subdivision, recorded in the R. M. C. Office for Greenville County in Plat Book E, page 95, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the east side of Verdun avenue, joint corner of Lots 35 and 37, (which point is 241 feet south of Donnybrook avenue), and running thence with line of Lot 35, N. 45-26 E. 151.6 feet to an iron pin; thence N. 44-20 W. 60 feet to an iron pin on a 10 ft. alley; thence along the south side of said alley, S. 45-26 W. 151.6 feet to an iron pin on Verdun avenue, (which point is 181 feet south of Donnybrook avenue), thence along the east side of Verdun avenue, S. 44-20 E. 60 feet to the beginning corner. Being the same lot conveyed to me by Jas. M. Richardson, as Trustee by deed dated Feb. 25, 1929, and recorded in the R. M. C. office for Greenville County in Vol. 127, at page 340.

ALSO:

"All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, and in Paris Mountain Township, about four miles west of the City of Greenville, bounded on the north by lands of Batson, on the east by lands of W. T. Bridges, W. M. Hunt and Luther Donalson, on the south by lands of Luther Donalson, and W. T. Weaver, and W. T. Bridges and Marchbanks, and having, according to a survey and plat made by C. M. Furman, Engr., Sept. 4, 1934, the following metes, bounds, courses and distances to-wit:

"BEGINNING at a point in the center of a public road, leading to Greenville, at corner of lands of W. T. Bridges, and W. T. Weaver, and running thence S. 49-15 E. 140 feet to an iron pin; thence S. 44 E. 109 feet to an iron pin; thence S. 19-20 E. 118 feet to an iron pin; thence S. 50-35 E. 134 feet to an iron pin; thence N. 39- E 926 feet to pine stump; thence N. 20-40 W. 216 feet to an iron pin; thence N. 8-10 E. 1284 feet to an iron pin; thence N. 82-25 E. 628 feet to an iron pin; thence N. 20-30 W. 26 feet to a rock; thence N. 81-35 W. 1006 feet to a black gum; thence S. 8-10 W. 1193 feet to a rock; thence S. 50-30 W. 706 feet to an iron pin; thence S. 54-40 E. 444 feet to center of public road; thence with said road S. 48-15 W. 335 feet to the beginning corner. Being the same tract of land conveyed to me by James D. Thompson by deed of even date herewith, not yet recorded, and contains 29.42 acres, more or less."