

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James F. Acker SEND GREETING:

WHEREAS, I the said James F. Acker

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, Seven Hundred and no/100

(\$2,700.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

Twenty-Seven and no/100 (\$27.00) 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 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 Association, 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 (and 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 James F. Acker

in consideration of the said debt sum of money aforesaid, and for the better security of 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 James F. Acker

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 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, on the south side of West Mills Avenue, and being known and designated as a part of Lots 5 and 7, of Block F, of the O. P. Mills property as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book C, at page 176, and having the following metes and bounds, to-wit:

"BEGINNING at a stake on the south side of Mills Avenue, corner of a lot formerly owned by J. H. Simpson, 51 feet west of the corner of Lot 3; and running thence with Simpson's line, and on, S. 44-33 E. 188 feet to an iron pin in the center of a 16-foot alley; thence along the center of said alley, S. 45-27 W. 51 feet to a stake; thence N. 44-33 W. 188 feet to an iron pin on Mills avenue; thence with said Mills avenue, N. 45-27 E. 51 feet to the beginning corner."

Being the same lot conveyed to me by R. M. Caine and Ruth P. Caine by deed of even date herewith, and not yet recorded, this mortgage being given to secure the unpaid portion of the purchase price thereof.

SATISFIED AND CANCELLED OF RECORD 3rd DAY OF Dec 1945 Ollie Jarnworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 10:00 A.M. # 14287

PAID SATISFIED AND CANCELLED FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, S. C. J. A. Smith Sec'y-Treas. Dec 3, 1945