

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Alberta Eskew SEND GREETING:

WHEREAS, I the said Alberta Eskew

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 THREE THOUSAND AND NO/100

(\$3,000.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of THIRTY AND NO/100 (\$30.00) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal, 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, Alberta Eskew, the said

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 Alberta Eskew of 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, situated, lying and being in the State of South Carolina, County of Greenville.

Greenville Township, and in Ward One of the City of Greenville, on the west side of Rutherford street, and being more particularly described as follows:

"BEGINNING at an iron pin on the west side of Rutherford street, at corner of Lot of J. W. Henderson, and running thence with Henderson line, N. 89 W. 78 feet to a stake; thence still with Henderson's line, S. 76-3/4 W. 60 feet to an iron pin on an alley; thence with said alley, S. 19 1/2 E. 56 feet 5 inches, to a fence post; thence Southeast 7 feet and 4 inches to an iron pin; thence N. 78-41 E. 111.2 feet to an iron pin on Rutherford street; thence with Rutherford street, N. 0-50 W. 49 feet, 6 inches to the beginning corner, together with the full and free right to the use of the alley bounding said lot on the south and on the west as shown on plat on record in the R. M. C. office for Greenville County in Plat Book F, page 185. Being the same lot conveyed to me by Cherry Investment Company by deed dated August 18, 1938, and not yet recorded, this mortgage being given to secure the unpaid portion of the purchase price thereof."

RECORDED AND CANCELLED OF  
ON 3rd DAY OF June 1940  
At 10:46 O'CLOCK  
S. M. C. FOR GREENVILLE COUNTY, S. C.  
#8035

*and cancelled and Savings Association*  
*Smith's*  
*June*  
*Witness Doris Daisy*