

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, O. S. Pearson, of Greenville, S. C., SEND GREETING:

WHEREAS, I the said O. S. Pearson

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 AND NO/100

(\$ 1,000.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of TEN AND NO/100 (\$ 10.00) 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 O. S. Pearson, 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 O. S. Pearson 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, and being known and designated as Lot No. 4, as shown on plat of White City View, made by W. D. Neves, Engr., which plat is recorded in the R. M. C. office for Greenville County in Plat Book "E", at page 116, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of O'Neal street (now West Morgan Street), at joint corner of Lots 4 and 5, which point is approximately 172.3 feet west from the intersection of Smith street with Morgan street, and running thence along the line of said Morgan streets, S. 79-43 W. 53.8 feet to an iron pin, joint corner of Lots 3 and 4; thence along the joint line of said lots, S. 0--11 W. 150 feet to an iron pin; thence N. 79-43 E. 54 feet to an iron pin, rear corner of Lots 4 and 5; thence along the joint line of said lots, N. 0-20 W. 150 feet to the beginning corner, Being the same lot conveyed to me by J. B. Bruce and A. White by deed dated Feb. 28, 1920, and recorded in the R. M. C. office for Greenville County in Vol. 63, page 243."

It is expressly warranted that this lot contains a 5-room frame house thereon, known as No. 407 Morgan street, and that same is free and clear of all liens and encumbrances.

Virginia Fisher

Paid to O.S. Pearson and Jan C. ... First Federal Savings and Loan Association of Greenville

REGISTERED AND CONTROLLED BY
ALLIE FISHER
9:25 # 6548