

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Leila Bailey Spencer, of Greenville, S. C. SEND GREETING:

WHEREAS, I the said Leila Bailey Spencer

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, FIVE HUNDRED AND NO/100

(\$ 2,500.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of TWENTY-FIVE AND NO/100 (\$25.00) 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 Leila Bailey Spencer

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 Leila Bailey Spencer 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 the City of Greenville, on Anderson and Jenkins streets, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on Anderson street approximately 220 feet from the intersection of Anderson and Jenkins streets (shown on City Plat Book at Page 85, Block 4, Lot 1, as 207 feet from the intersection of said streets), and running thence along Anderson street, N. 26 W. 110 feet, more or less, to a point in Anderson street, (which point is thence S. 66 W. 100 feet, more or less, to a point on Jenkins Street; approximately 100 feet from the intersection of Anderson and Jenkins streets); thence along said Jenkins street, S. 70 E. 200 feet, more or less, to an iron pin on an alley; thence N. 66 E. 197 feet (shown on City plat as 184.5 feet) to the beginning corner on Anderson street. It is the intention of the grantor herein to include so much of the lot conveyed to her by Charles E. Spencer, Aug. 3, 1922, by deed recorded in Vol. 74, page 533, as is necessary to extend beyond, and include the house, by at least 15 feet."

PAID SATISFIED AND CANCELLED
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
OF Greenville, S. C.
Witness:
Hazel L. Seales

J. A. Smith, President
August 4, 1948
Secy-Treas.

SATISFIED AND CANCELLED OF RECORD
DAY OF Aug 1948
Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
11:30 O'CLOCK A.M. NO. 16976