

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I. W. F. Roe, of Greenville, S. C. SEND GREETING:

WHEREAS, I the said W. F. Roe

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 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 W. F. Roe

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

W. F. Roe

the said 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.

in Chick Springs Township, Paris School District, adjoining lands of Southern Railway, T. M. Groce and others, as follows: Bounded on the north by the Southern Railway, on the west by Lee Road, on the south by lands of T. M. Groce, and on the east by Finley estate, and being more particularly described as follows:

"BEGINNING at an iron pin on the Southern Railway right-of-way, (said pin being 86 feet from the center of the southbound track) and running thence with said right-of-way S. 58-06 W. 592 feet to a point in center of Lee Road, 86 feet from the center of southbound track; thence with Lee Road, S. 28-43 E. 225 feet to an iron pin, in the intersection of Lee Road and the road leading to McCarter's Shop; thence N. 74-20 E. 865.4 feet to an iron pin, corner of the Finley lands; thence with the Finley line, N. 57-36 W. 514.4 feet to the beginning corner, and containing 5.21 acres, more or less."

It is the intention of this mortgage to convey whatever right I have to work and cultivate the railroad right-of-way bounding the above described premises on the north.

This mortgage is made subject to a right-of-way across the above described property reserved by T. M. Groce for the purpose of putting in a water line to other property belonging to him, as set out in deed of T. M. Groce to W. F. Roe, dated April 20, 1935 and recorded in the R. M. C. Office for Greenville County in Vol. 179, page 343.

RECORDED IN BOOK 2 OF DEEDS OF GREENVILLE COUNTY, S. C. MAY 13 1935 OLLIE JAMES WOOD # 6767

Cancelled and Loan
paid to First Federal Savings and Loan Association, Greenville, S.C.
W. F. Roe
may 13 1935