

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Fannie G. Gwinn, of Greenville, S. C., SEND GREETING:

WHEREAS, I the said Fannie G. Gwinn

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 hereof, 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 on 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

Fannie G. Gwinn

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 Fannie G. Gwinn

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, to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville.

and being on the west side of Townes Street in Ward One of the City of Greenville, County and State aforesaid, and being known and designated as Lot No. 11, on plat of the property known as Tonwes Street property, made by Wm. D. Neves, C. E., in 1909, and recorded in Plat Book of Cleveland & Williams, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the west side of Townes Street, joint corner of Lots 10 and 11, and running thence along the line of Lot No. 10, N. 76 W. 197 feet, 6 inches to an iron pin on a 10-foot alley; thence along the line of said alley, N. 14 E. 67 feet, 5 inches to an iron pin, joint corner of Lots 11 and 12; thence along the line of Lot No. 12, S. 76 E. 206 feet to an iron pin on Townes Street; thence along Townes Street, S. 21 W. 68 feet to the beginning corner, and being the same lot of land conveyed to me by Leila A. Reaves by deed dated December 9, 1925, and recorded in the R. M. C. office for Greenville County in Vol. 117, page 102."

SATISFIED AND CANCELLED BY RECORD 17th DAY OF Nov. 1945 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 1:28 O'CLOCK P.M. # 13045

PAID AND SATISFIED AND CANCELLED BY FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Greenville, S. C. J. A. Smith Secty-Treas. November 1, 1945