

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Gordon A. Beam, of Greenville, S. C. SEND GREETING:

WHEREAS, I the said Gordon A. Beam

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 \$ FOUR THOUSAND, NINE HUNDRED AND NO/100

(\$ 4,900.00) Dollars, with interest at the rate of 10% per centum per annum, to be repaid in instalments of FORTY-ONE AND NO/100 (\$ 41.00) 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; and 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 Gordon A. Beam

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

the said Gordon A. Beam 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 Greenville Township, near the City of Greenville, known and designated as Lot No. 30, on plat of the property of the estate of D. T. Smith, as recorded in the R. M. C. office for Greenville County in Plat Book H, page 279, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the north side of Mount Vista Avenue at corner of Lot 26, said pin being 800 feet from the northeast intersection of Mount Vista Avenue and Smith street, and running thence along line of Lot 26, N. 25-20 W. 200 feet to an iron pin at corner of Lots 25, 26, 29 and 30; thence along the line of Lot 29, N. 64-40 E. 100 feet to an iron pin, joint corner Lots 29, 31, 32 and 30; thence along line of Lot 32, S. 25-20 E. 200 feet to an iron pin on the north side of Mount Vista Avenue; thence along the line of said Mount Vista avenue, S. 64-40 W. 100 feet to the beginning corner. Being the same lot conveyed to me by T. P. Smith by deed dated Feb. 13, 1939 and recorded in the R. M. C. office for Greenville County in Vol. 209, page 24."

Paid, Satisfied and Canceled
Association of Greenville, S.C.
72:18

March 4/42
72:18
3411

Witness B. La Fay
F. J. Smith