

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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

WHEREAS, I the said Talmer Cordell

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, Two Hundred and No/100

(\$2,200.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

TWENTY-TWO AND NO/100

(\$ 22.00) 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 Talmer Cordell

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

Talmer Cordell

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.

Handwritten signatures and stamps: "FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE", "Treas.", "13/11/45", "Witness: James S. Seath".

on the west side of 9th Avenue in Judson Mills No. 2 Village, being known and designated as Lot No. 18, Block C, on plat of Judson Mills No. 2 Village, made by Dalton & Neves, Engineers, March 1939 which plat is recorded in the R. M. C. office for Greenville County in Plat Book K, pages 1 and 2, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the west side of 9th Avenue, joint corner of Lots Nos. 17 and 18, and running thence with the line of Lot No. 17 S. 80-46 W. 224.9 feet to an iron pin in rear line of Lot No. 7; thence with the line of Lots Nos. 6 and 7, N. 9-16 W. 60 feet to an iron pin; thence with the line of Lot No. 19, N. 80-46 E. 225 feet to an iron pin on the west side of 9th Avenue; thence with the west side of 9th Avenue, S. 9-14 E. 60 feet to the beginning corner. Being the same lot conveyed to me by Judson Mills by deed dated August 30th, 1939, and recorded in the R. M. C. office for Greenville County in Vol. 213, page 311, and this mortgage is made subject to the easements and rights-of-way as reserved in said deed."

Handwritten signatures and stamps: "James S. Seath", "13/11/45", "FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE".