Vol. 254

MORTGAGE OF REAL ESTATE

# STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Clyda Allen Durant, of Greenville, S. C., SEND GREETINGS:

WHEREAS I the said Clyda Allen Durant

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 upaid 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 Clyda Allen Durant

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, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to me the said Clyda Allen Durant in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., 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, S. C., 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 Greenville Township, and being known and designated as Lot No. 33, as shown on plat of the property of Mrs. Corrine Bates recorded in the R. M. C. Office for Greenville County in Plat Book I, page 126, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the north side of Ackley street, joint corner of Lots 32 and 33, and running thence along the joint line of said Lots, N. 28-23 W. 221.3 feet to an iron pin; thence S. 61-37 W. 60 feet to an iron pin, rear corner of Lots 33 and 34; thence along the joint line of said lots, S. 28-23 E. 218.7 feet to an iron pin on said Ackley street; thence along the north side of said street, N. 64-06 E. 60.3 feet to the beginning corner. Being the same lot conveyed to me by Mrs. Corrine Bates by deed note yet recorded."

Satisfied and Cancelled
This 18 day of Feb. 1971
Associates Savings & Loan
By Allie Farnsworth
Witness: Doris S. Scott
Nancy Lafoy

Satisfied and Cancelled
This 13 day of Jan. 1971
Greenville S. & L. Assoc.
By A. Smith Sec'y Treas.

Feb 18 1971
Allie Farnsworth
2-50
$ 2350