

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Florence R. Nettie Pepper, of Greenville, S. C., SEND GREETINGS:

WHEREAS I the said Florence R. Nettie Pepper

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 ONE THOUSAND AND NO/100

(\$ 1,000.00) Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of TEN AND NO/100 (\$ 10.00 ) 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 Florence R. Nettie Pepper

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 Florence R. Nettie Pepper

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 Gantt Township, School District 6-E, near the Anderson Road, and being known and designated as all of Lot No. 24, and the rear portion of Lot No. 21, of Block 1, of the J. M. Fortner property, lying and being on Welcome Street, and having the following metes and bounds, according to plat of same recorded in the R. M. C. office for Greenville County in Plat Book G, at page 129:

"BEGINNING at an iron pin 103.4 feet west from the intersection of Welcome and Harvard streets, at the joint corner of Lots 23 and 24, and running thence with the line of said lots, and on across Lot No. 21, 197.1 feet to an iron pin in line of Lot No. 20; thence in a northwesterly direction along the joint line of Lots 20 and 21, 52 feet to an iron pin, joint rear corner of Lots 20 and 21; thence in a southwesterly direction 220 feet to an iron pin on Welcome Street; thence with said Welcome Street in an easterly direction, 47.6 feet to the beginning corner. Lot No. 24 above described, being the same lot conveyed to me by Lois E. Gambrell by deed of even date herewith, not yet recorded, and the rear portion of Lot No. 21 being the same lot conveyed to me by C. S. Gambrell by deed dated March 20th, 1940, and not yet recorded."