

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. D. Bowers, of Greenville, S. C.

SEND GREETINGS:

WHEREAS I the said J. D. Bowers

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, EIGHT HUNDRED & NO/100

(\$1,800.00) Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

EIGHTEEN AND NO/100

(\$ 18.00) 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

J. D. Bowers

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 J. D. Bowers

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, on the west side of Washington Road, and being known and designated as the southern portion of Lot No. 14, of a subdivision known as Camilla Park, as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book G, at page 225, and being more particularly described as follows:

"BEGINNING at an iron pin on the west side of Washington Road, at joint corner of Lots 14 and 15, which point is 355 feet from the northeast corner of the intersection of Frances avenue with Washington Road, and running thence along the joint line of said Lots 14 and 15, S. 68-47 W. 226.3 feet to an iron pin on the east side of an alley; thence along the line of said alley, N. 21-27 W. 20 feet to a stake, which point is 50 feet south of the rear corner of Lots 13 and 14; thence approximately N. 72 E. 225 feet, more or less, to a stake on the west side of Washington Road, which point is 11 feet north of the joint corner of Lots 14 and 15; thence along the west side of said Washington Road, S. 21-55 E. 11 feet to the beginning corner. Being the same strip of land conveyed to me by the First National Bank of Greenville, Adm. C. T. A. and Trustee of the Estate of John B. Marshall, by deed of even date herewith, and not yet recorded.

It is understood and agreed that this mortgage does not constitute a new debt in the sum of \$1800.00, but is given as a collateral mortgage to the mortgage in the sum of \$1800.00 executed by me to First Federal Savings and Loan Association, covering Lot No. 15 of Camilla Park. The garage, septic tank and drainage lines were not entirely within the boundaries of said Lot No. 15, and this mortgage is given as additional security in order that said Association might have good and valid mortgage covering the entire lot now owned by J. D. Bowers, and in order that its mortgage shall correctly extend to all the buildings intended to be covered by the former mortgage.

Handwritten notes: "I gave to the First Fed. Sav. & Loan Assn. Greenville, S.C. 1/27/46" and "Satisfied and Paid 1/27/46" with a circular stamp from the First Federal Savings and Loan Association, Greenville, S.C., dated 1/27/46.