

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, R. C. Chiles, of Greenville, S. C.,

SEND GREETINGS:

WHEREAS I R. C. Chiles the said

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, TWO HUNDRED & NO/100

(\$1,200.00) Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

TWELVE AND NO/100

\$12.00 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 (any 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 R. C. Chiles the said

R. C. Chiles

in consideration of the said note 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

R. C. Chiles

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. 45, on a plat of Morgan Hill addition, recorded in the R. M. C. office for Greenville County in Plat Book A, pages 68 and 69, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of Morgan street, joint corner of Lots 45 and 46, said point being approximately 389 feet west from the southwest intersection of Morgan street and Monaghan road, and running thence along the joint line of Lots 45 and 46, S. 7 1/4 E. 200 feet to an iron pin, joint rear corner of said lots; thence S. 82-3/4 W. 60 feet to an iron pin, joint rear corner of Lots 44 and 45; thence with the joint line of said lots, N. 7 1/4 W. 200 feet to an iron pin on Morgan street, joint corner of Lots 44 and 45; thence with the south side of Morgan street, N. 82-3/4 E. 60 feet to the point of beginning. Being the same lot conveyed to me by Delores Chiles by deed dated August 2, 1940, and not yet recorded."

Handwritten notes:
Paid Capital...
Witness by...
1941
#599A