

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, R. P. Rogers, of Greenville, S. C.,

SEND GREETINGS:

WHEREAS I the said R. P. Rogers

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, ONE HUNDRED & NO/100

(\$2,100.00) Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in installments of

TWENTY-ONE AND NO/100

(\$ 21.00) 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

R. P. Rogers

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 R. P. Rogers

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,

Greenville, in Greenville Township, being known and designated as Lot No. 105, of the property of Mountain View Land Company, as shown on plat thereof recorded in the R. M. C. office for Greenville County, in Plat Book A, Pages 396-397, and being described as follows:

"BEGINNING at a point on the west side of Chandler street, joint corner of Lots Nos. 104 and 105, which point is 50 feet from the northwest corner of the intersection of Martin street and Chandler street, and running thence with line of Lot 104, N. 89 1/2 W. 150 feet to an iron pin on a 10-foot alley; thence with said alley, N. 11 1/2 W. 50 feet to rear corner of Lots 105 and 106; thence with line of Lot 106, S. 89 1/2 E. 150 feet to an iron pin on Chandler street; thence with west side of Chandler street, S. 11 1/2 E. 50 feet to the beginning corner. This is the same lot conveyed to me by Southern Investmnet Corp., Nov. 24, 1928, by deed recorded in the R. M. C. Office for Greenville County in Vol. 116, page 340.

ALSO:-

"ALL that certain piece, parcel or tract of land containing 14.25 acres, more or less, and being composed of tracts Nos. 1 and 5, on plat of the property of W. E. Rush, made August 1922, by R. E. Dalton, Engr., and being described as follows:

"BEGINNING at an iron pin on the north side of Easley Bridge road, joint corner of the property of W. E. Rush and Floyd property, and running thence along the line of said Floyd property, N. 3-10 E. 1236 feet to an iron pin, corner of property of W. E. Rush, Floyd and Mrs. W. T. Rison; thence along the line of the Rison property N. 25-20 E. 800 feet to a stake on the bank of a branch; thence along the branch as the line, S. 66-20 E. 70 feet to stake; thence still with branch, N. 86-20 E. 100 feet to iron pin in line of property of Odd Fellow's Orphanage; thence S. 25-0 E. 520 feet to stake; thence S. 23-0 W. 571 feet to iron pin, corner of Briscoe and Orphanage property; thence along rear line of Lots 4, 3 and 2 of Rush property, N. 60-10 W. 407 feet to iron pin, corner of Tracts 1 and 2; thence S. 0-30 W. 1177 feet to iron pin on Easley Bridge road; thence along the line of Easley Road, N. 83-15 W. 200 feet to the beginning corner.

Paid, satisfied and loan called Savings and First Federal Savings Association of Greenville, S.C.

Witness my hand and seal this 18th day of February 1944

Oliver Smith