

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: U S Building Company, a corporation duly chartered and organized under and by virtue of the laws of the State of South Carolina, having its principal place of business at Greenville, in the County and State aforesaid. SEND GREETINGS:

WHEREAS **X** the said U S Building Company, a corporation as aforesaid,

in and by **its** certain promissory note, in writing, of even date with these presents, is well and truly indebted to Anderson, of the County and State aforesaid, a body corporate under the laws of the United States FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE in the full and just sum of

Fifty-four Hundred and No/100,

(\$ 5400.00 ) Dollars, with interest at the rate of (6%) per centum per annum to be repaid in installments of Thirty-eight and 72/100 (\$ 38.72 ) 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 **X** the said U S Building Company

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, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said U S Building Company

in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, 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 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;

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the Southeast side of Brookwood Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 60 on plat of Mary R. Lewis property, known as Park Hill recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book I, at pages 36 and 37, and having, according to said plat and a recent survey made by R. E. Dalton, December 10th. 1940, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Brookwood Drive, corner of Lots 25 and 60, said pin also being 200 feet in an Easterly direction from the Southeast corner of the intersection of Brookwood Drive and Aberdeen Drive, and running thence with the Southeast side of Brookwood Drive, N. 64-12 E. 135 feet to an iron pin, joint front corner of Lots 60 and 61; thence with the line of Lot 61 S. 22-24 E. 166.2 feet to an iron pin; thence with the line of Lot 27 N. 74-57 W. 103.4 feet to an iron pin; thence with the rear line of Lots 25 and 26 N. 51-07 W. 108.6 feet to an iron pin on Brookwood Drive, the beginning corner.

This is the same property conveyed to the mortgagor by deed of Mrs. R. E. Mahnklin dated October 28th, 1940, and to be recorded herewith.

This mortgage and the note secured thereby were executed by the undersigned officers of said Corporation by virtue of the authority contained in a resolution of the directors adopted at a meeting duly held on December 10, 1940.

*Handwritten notes:*  
Paid with 19 days of savings and loan  
Anderson  
B. A. Henry, Pres.  
J. H. [unclear]  
Date filed in full 1941.

*Stamp:*  
RECORDED AND INDEXED  
FOR GREENVILLE COUNTY, S.C.  
# 253

*Vertical stamp:*  
R. E. Dalton  
Surveyor