

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COSSWELL CO., CHARLESTON, S. C. 14586-2-13-40

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, **Ralph W. Leach and Ethel M. Leach, of Greenville**

SEND GREETINGS:

WHEREAS **we** the said **Ralph W. Leach and Ethel M. Leach**

in and by **our** certain promissory note in writing, of even date with these presents, well and truly indebted to

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of

ONE THOUSAND, SIX HUNDRED & NO/100

(1,600.00) Dollars, with interest at the rate of (6%) per centum per annum, to be paid in instalments of

SIXTEEN AND NO/100

(16.00) 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 paid 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 **we** the said **Ralph W. Leach and Ethel M. Leach**

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 **us**

the said **Ralph W. Leach and Ethel M. Leach**

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 east side of Franklin Road, and being known and designated as a portion of Lot No. 3, as shown on plat, recorded in the M. C. Office for Greenville County in Plat Book A, at pages 510 and 511, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Franklin Road, at the corner of the lot, now or formerly belonging to the Union Bleachery, which point is 182 feet from the corner of Buncombe and Franklin Roads, and running thence along the line of Franklin Road, N. 32-35 E. 62 feet to an iron pin, on said road; thence S. 57-25 W. 200 feet to a stake in line of Lot No. 7; thence along the line of Lots Nos. 6 and 7, S. 32-35 W. 62 feet to an iron pin, rear corner of the Union Bleachery lot; thence along the line of that lot, N. 57-25 W. 200 feet to the beginning corner and being the same lot conveyed to us by H. H. Keeler, by deed of even date herewith, not yet recorded.

RECORDED AND CANCELLED BY
RECORD 31 23 DAY OF
M. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:55 O'CLOCK
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11204