

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 14566-8-13-40

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. E. McCain, of Greenville, S.C.

SEND GREETINGS:

WHEREAS I, the said W. E. McCain

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, Five Hundred & No/100

(\$ 2,500.00) Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

Twenty-Five and No/100

(\$ 25.00) 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 W. E. McCain

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 W. E. McCain

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 Chick Springs Township, near the Paris School House, at the southwest corner of the Old Rutherford Road and Pine Street, as shown on plat of the property of Helen B. Sanders, made by J. Earle Freeman, Surveyor, Aug. 10, 1935, and recorded in the R. M. C. Office for Greenville County in Plat Book I, at page 3, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the southwest corner of the intersection of Pine Avenue and the Old Rutherford Road, and running thence along the western side of the Old Rutherford Road, S. 12 3/4 W. 100 feet to an iron pin, corner of lot of J. Roy McCain; thence along the line of that lot, N. 83 W. 160 feet to an iron pin; thence N. 7 1/2 E. 100 feet to an iron pin on the south side of Pine Avenue; thence along the line of said Pine Avenue, S. 83-00 E. 160 feet to the beginning corner. Being the same lot conveyed to me by J. Roy McCain by deed of even date herewith, not yet recorded.

Paid & Satisfied & Cancelled
First Federal Savings & Loan Assn
of Greenville, S.C.
Myrtle Raines
Secy - Treas.
Feb 23 - 1949

Witness:
Hazel S. Seales

SATISFIED AND CANCELLED OF RECORD
28 DAY OF *Feb* 19*49*
Oliver Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT *4:49* O'CLOCK *P.M.* NO *4408*