

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Albert Faulkner, of Greenville, S. C. SEND GREETINGS:

WHEREAS I, Albert Faulkner

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 FOUR THOUSAND AND NO/100 - -

(\$ 4,000.00) Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of FORTY AND NO/100 - - - - (\$40.00) 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 provided by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, Albert Faulkner

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 Albert Faulkner

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, in Greenville Township, on the northwest side of Greene Avenue Extension, being known and designated as Lot No. 4, of the property of W. D. Workman, made by C. M. Furman, Jr. C.E., and having the following metes and bounds, to-wit:-

"BEGINNING at an iron pin on the northwest side of Greane Avenue Extension at the corner of Lot No. 5, and running thence N. 30-40 W. 75 feet to an iron pin; thence S. 69-20 W. 21 feet to an iron pin; thence S. 69-20 W. 21 feet to an iron pin at the corner of Lot No. 3; thence along the line of that lot, S. 30-40 E. 80.05 feet to the said Greene Avenue Extension; thence along said street, N. 48 E. 21.52 feet to the beginning corner.

ALSO;

"All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, being known and designated as Lots Nos. 5, 6, 7, 8, 9, 10 and 11, on the aforesaid Plat made by C. M. Furman, and having the following metes and bounds, to-wit:-

BEGINNING on the Northwest corner of the National Highway and Walnut Street; and thence along Walnut Street N. 30-40W. 284.25 feet to a pin on right-of-way of C. & G. Railroad; thence with C. & G. Railway right-of-way Westerly 149 feet to a pin on C. & G. Railway right-of-way; thence S. 28-05 E. 256.7 feet to corner of Lot 1; thence N. 59-20 E. 89.6 feet to corner of Lot 5; thence with the common line of lots 4 and 5, S. 30-40 E. 75.70 feet to National Highway; thence along the curve of said Highway running N. 51-50 E., N. 56-40 E., N. 59-35 E. 63.25 feet to the beginning corner on said Highway.

The description of the above lots is according to a plat made by C. M. Furman, Jr., C. E.; and said lots are a part of Melrose Land Co., subdivision, a plat of which is recorded in Plat Book A, pages 156 and 157.

This land is conveyed subject to C. & G. Right-of-way.

This being the same lots of land conveyed to me by L. J. Poats by deed dated October 9, 1945 and recorded in the R.M.C. Office for Greenville County in Vol. 281, page 309.

PAID SATISFIED AND CANCELLED
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
of Greenville, S. C.
Sec'y & Treas.
L. W. Seales Jr.
Jan 4 1945

SATISFIED AND CANCELLED
5 DAY OF *Jan*
1945
FOR GREENVILLE COUNTY, S. C.
M. C. NO. *265*