MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I , Dean T. Page, of Greenville County SEND GREETINGS:

WHEREAS I the said Dean T. Page

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 SIX THOUSAND, AND NO/100 -

($6,000.00) Dollars, with interest at the rate of ~~six (6%)~~ four(4%) per centum per annum, to be repaid in instalments of THIRTY-EIGHT AND NO/100 - ($38.00) 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 Dean T. Page

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 Dean T. Page 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 southeast side of Oak Street in a section known as Sana Souci , and being known and designated as a portion of Lots Nos. 76, ~~66~~ 77 and 78 of the property of Colonia Company as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book G, at page 112, and having the following metes and bounds, to-wit:-

"BEGINNING at a stake on the southeast side of Oak Street at the corner of the lot now or formerly belonging to Bessie E. McKinney, which point is 150 feet southwest of the intersection of Oak Street and Douglass Avenue, and running thence along the line of said lot, S. 44-02 E. 181.5 feet, more or less, to an iron pin in line of Lot No. 75; thence along the line of that lot, S. 46-03 W. 127.9 feet to an iron pin at corner of lot now or formerly belonging to P. F. Surrett; thence along the line of that lot, N. 41-45 W. 180 feet, more or less, to an iron pin on the southeast side of Oak Street; thence along the line of said Oak Street N. 46-13 W. 126.8 feet to the beginning corner. Being the same lot conveyed to me by Nelle Lucile Gregory by deed of even date herewith, not yet recorded.