

MORTGAGE OF REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Charles J. Spencer and Gertie H. Spencer SEND GREETINGS:

WHEREAS we the said Charles J. Spencer and Gertie H. Spencer

in and by my- OUR certain promissory note, in writing, of even date with these presents- are well and truly indebted to

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of THREE THOUSAND AND NO/100 - - - -

(\$ 3,000.00) Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of THIRTY AND NO/100 - - - -

(\$ 30.00) 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 we the said Charles J. Spencer and Gertie H. Spencer

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

the said Charles J. Spencer and Gertie H. Spencer

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 on the northwest side of Mulberry Street in the City of Greenville, and being known and designated as Lot No. 5 on plat made by R. E. Dalton in February 1920, and having the following metes and bounds, to-wit:-

"BEGINNING at an iron pin on the northwest side of Mulberry street, which pin is 125.6 feet from the corner of the intersection of Mulberry street with Buncombe Street, and running thence N. 33-25 W. 115 feet to an iron pin; thence S. 56-15 W. 110.8 ft. to an iron pin; thence S. 33-54 E. 115.1 feet to an iron pin on Mulberry Street; thence along the line of Mulberry Street, N. 56-10 W. 38.6 feet to the beginning corner. Being the same lot conveyed to us by J. M. Montgomery and Connie J. Montgomery by deed dated August 17th 1944 and recorded in the R.M.C. Office for Greenville County in Vol. 266, page 272."

PAID SATISFIED AND CANCELLED

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
Of Greenville, S. C.

Witness:

Pat Mac Hugh

Walter J. White
Secretary-Treasurer President

Aug 22 - 1949

SATISFIED AND CANCELLED BY DEED
26 DAY OF August 1949
Office of the R.M.C. for Greenville County, S. C.
AT 3:25 O'CLOCK P. M. NO. 20217