

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ernest M. Davis, of Greenville County

SEND GREETINGS:

WHEREAS I, Ernest M. Davis the said

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 AND NO/100

(\$ 2,000.00) Dollars, with interest at the rate of five (5%) per centum per annum, to be repaid in instalments of TWENTY AND NO/100

(\$ 20.00) 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, Ernest M. Davis the said

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 Ernest M. Davis

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, having the following metes and bounds, to-wit:-

"BEGINNING at an iron pin in line of property, now or formerly owned by R. E. Houston, joint corner of lot conveyed by W. W. Hellams to John Bolt Culbertson on January 25, 1946, deed recorded in R.M.C. Office for Greenville County, South Carolina, in Deed Book 286 at page 63, and corner of lot belonging to Ernest M. Davis, said point being 45.5 feet from the northeast corner of the Culbertson property, and running with the Culbertson property approximately S. 18-36 E. 36 feet to a point in the southwest line of the Culbertson lot - this point being 46.3 feet from the old location of Woodside Avenue; thence N. 72-00 E. 3 feet and 6 inches to a pin in the Culbertson line; thence in a straight line, in a northwestern direction, approximately 35 feet to the beginning corner. Being the same property conveyed to me by John Bolt Culbertson by deed dated August 28th 1946 and recorded in the R.M.C. Office for Greenville County in Vol. 298, at page 119."

ALSO: "All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the Town of West Greenville, being a part of lot conveyed to P. B. McCauley by Furman Investment Co., Sept., 1943, recorded in the R.M.C. Office for Greenville County, S.C., in Vol. 257, at page 6, and having the following metes and bounds, to-wit:-

"BEGINNING at pipe at corner of lot on Lois Avenue (New Woodside Avenue) joining property now or formerly owned by R. E. Houston; thence running N. 31-57 W. 27-2 to corner of Brick-Wall (Party wall) now owned by E. M. Davis; thence along said wall 25-3; thence in a northern direction 34-6 feet to an iron pin; thence along the line with the Houston property to the beginning corner 34-4 feet." Being the same property conveyed to me by P. B. McCauley by deed dated February 24th 1945 and recorded in the R.M.C. Office for Greenville County in Vol. 272, at page 388.