

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, James Paul Garrett and Ruby K. Garrett

SEND GREETINGS:

WHEREAS we the said James Paul Garrett and Ruby K. Garrett

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, FOUR HUNDRED AND NO/100

(\$3,400.00) Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of THIRTY-FOUR AND NO/100

(\$34.00) 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 James Paul Garrett and Ruby K. Garrett

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 us

the said James Paul Garrett and Ruby K. Garrett

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 Gantt Township, being located on LaMont Lane, just off the Old Anderson Road, State Highway #81, about 4 1/2 miles West of Greenville and being known and designated as Tract No.35 as shown on plat of Dixie Farms (being a subdivision of the property formerly owned by the First Carolina Joint Stock Land Bank, said plat being made by Dalton & Nevea, December 1939) and recorded in the R.M.C. Office for Greenville County in Plat Book L, at pages 3 and 5, said tract containing .90 acres and being more particularly described as follows:-

"BEGINNING at an iron pin on LaMont Lane at the joint corners of Lots Nos. 34 and 35; thence S. 63-46 W. 160 feet to an iron pin; thence N. 26-04 W. 244 feet to an iron pin; thence N. 63-46 E. 160 feet to an iron pin; thence S. 26-04 E. 244 feet to the point of beginning. Being the same lot of land conveyed to us by Fletcher J. Rector and Mildred M. Rector by deed of even date herewith, not yet recorded."

PAID, SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.

Wanda W. Bolding
Deed 29 10 56
Witness Belle Bridges

SATISFIED AND CANCELLED OF RECORD
DAY OF Jan 19 57
Ollie Garrison
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:14 O'CLOCK A. M. NO. 9