



FILED
GREENVILLE CO. S. C.

State of South Carolina

APR 22 10 56 AM 1948
MORTGAGE OF REAL ESTATE

County of GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

We, Edwin L. Cooper and Earl Spencer Lockee SEND GREETING:

WHEREAS, we the said Edwin L. Cooper and Earl Spencer Lockee

in and by 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 FIVE THOUSAND, FOUR HUNDRED AND NO/100 - - (\$5,400.00) Four (4%)

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 beside 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 Edwin L. Cooper and Earl Spencer Lockee

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, according to the terms of said note, and also in consideration of the further sum of Three Dollars to us,

the said Edwin L. Cooper and Earl Spencer Lockee in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, 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, 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 Butler Township, on the Northwest side of Brookdale avenue, and being known and designated as the Northern half of Lot No. 9, of Block I, and the Southern 40 feet of Lot No. 8, of Block I, of a subdivision known as "Fair Heights", as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book F, at page 257, and having, according to a recent survey made by J. C. Hill, Surveyor, on April 15, 1948, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northwest side of Brookdale avenue at a point 10 feet South of the corner of Lot No. 7, of Block I, which point is 360 feet Southwest of the intersection of Hanover street, and running thence along the Northwest side of Brookdale avenue, S. 31-20 W. 65 feet to an iron pin in the center of the front line of Lot No. 9, of Block I; thence on a line through the center of Lot No. 9, of Block I, N. 58-40 W. 150 feet to an iron pin in the center of the rear line of Lot No. 9; thence N. 31-20 E. 65 feet to an iron pin in the rear line of Lot No. 8, at a point 10 feet Southwest of the corner of Lot No. 7; thence on a new line across Lot No. 8, S. 58-40 E. 150 feet to the beginning corner. Being the same lot of land conveyed to us by W. C. Balentine by deed of even date herewith, not yet recorded."

Handwritten notes and signatures at the bottom of the page, including "First Federal Savings" and "Edwin L. Cooper".