



MAY 15 4 11 PM '44  
RECORDED

State of South Carolina

MORTGAGE OF REAL ESTATE

County of GREENVILLE

To All Whom These Presents May Concern:

We, Joseph Bret Ebener and Mattie Clarke Ebener SEND GREETING:

WHEREAS, we, the said Joseph Bret Ebener and Mattie Clarke Ebener

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 THREE THOUSAND, EIGHT HUNDRED AND NO/100 - (\$ 3,800.00 )

Dollars, with interest at the rate of six (6%) 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 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 Joseph Bret Ebener and Mattie Clarke Ebener

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 Joseph Bret Ebener and Mattie Clarke Ebener 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 Greenville Township, on the west side of Donnybrook avenue, and being known and designated as Lot No. 82, of the property of the Colonia Company, as shown on plat thereof made by Dalton & Neves in 1925, and recorded in the R. M. C. office for Greenville County in Vol. of Plats G, at page 112, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the west side of Donnybrook avenue at the joint corner of Lots Nos. 81 and 82, which point is 192 feet from the northeast corner of Donnybrook avenue and Douglas avenue, and running thence along the joint line of said lots 81 and 82, N. 44-02 W. 200 feet to an iron pin; thence N. 46-50 E. 64 feet to an iron pin at the joint rear corner of Lots Nos. 82 and 83; thence along the joint line of said lots, S. 44-02 E. 200 feet to an iron pin on the west side of Donnybrook avenue; thence along the line of said avenue, S. 46-50 W. 64 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises or to be installed thereon which are hereby expressly agreed to be a part of the realty.

"The above property was conveyed to Cecil C. Richey and Joseph Bret Ebener by L. Lake Evette, et al. by deed dated May 13, 1944 and recorded

PAID, RECORDED AND INDEXED  
MAY 15 1944