



GREENVILLE S. C.
JUL 12 4 54 PM 1949
OLLIE FARNSWORTH
R. M. C.

State of South Carolina

MORTGAGE OF REAL ESTATE

County of GREENVILLE

To All Whom These Presents May Concern:

I, James E. Stroud, of Greenville County SEND GREETING:

WHEREAS, I the said James E. Stroud

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 FOUR THOUSAND, FIVE HUNDRED AND NO/100 - - (\$4,500.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of FORTY-FIVE AND NO/100 - - - - - (\$ 45.00) 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 I, the said James E. Stroud

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 me,

the said James E. Stroud 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 Chick Springs Township, School District 3-7, situated on the south side of Super Highway No. 28, and having the following described distances, to-wit:

"BEGINNING at an iron pin on the East side of Royce Street on the Southwest corner of Lot No. 58, and run thence S. 15-00' E. 20-00' along the line of Lot No. 58 to a stake; thence S. 20-00' W. 20-00' along Ashmore Paynes line to a stake; thence N. 77-00' W. 50-00' to the line of Lot No. 58 to a stake; thence N. 13-00' E. 100-00' feet to the said Royce Street to the beginning corner, and being Lots No. 56 and 57 of the B. F. Flynn Estate subdivision as may also be seen on the H. S. Brockman, Surveyor under date of May 21st, 1947 and recorded in the R. M. C. office for Greenville County in Plat Book 2, page 12.

"This mortgage includes the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, and is hereby expressly agreed to be a part of the realty. Said premises are lots of land conveyed to me by Daisy C. Flynn, et al. by deed dated September 24, 1948, recorded in the R. M. C. office for Greenville County in Vol. 366, page 13."