



FEDERAL SAVINGS
AND LOAN ASSOCIATION
OF GREENVILLE

23 12 24 PM 1949

VOL 432 PAGE 477

OLLIE FARNSWORTH
R.M.C.

State of South Carolina

MORTGAGE OF REAL ESTATE

County of GREENVILLE

To All Whom These Presents May Concern:

I, J. A. Brown, of Greenville County SEND GREETING:

WHEREAS, I the said J. A. Brown

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 THREE THOUSAND, SEVEN HUNDRED AND NO/100 - (\$ 3,700.00.)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of

THIRTY-SEVEN AND NO/100 - (\$ 37.00) 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 J. A. Brown

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 J. A. Brown

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 Gantt Township, and being located on the west side of Highway No. 29, and being more particularly described as follows:

"BEGINNING at an iron pin on the West side of Highway No. 29, joint corner of Lots Nos. 22 and 23, as shown on plat of property of E. A. Smythe, et al., made by Dalton & Neves, Engineers, November, 1935, and running thence N. 88-34 W. 335 feet, more or less, to the center of a small stream; thence along with the meanderings of said stream in a southeasterly direction, approximately 80 feet to a point; thence in a straight line, parallel to the dividing line of Lots Nos. 22 and 23, and 21 and 22 respectively, S. 88-34 E. 308 feet, more or less, to a point on said Highway No. 29; thence along the western side of said Highway No. 29, N. 1-21 E. 75 feet to the beginning corner, and being one-half of the front portion of Lot No. 22, according to the above-mentioned plat, having as the front boundary, Highway No. 29, and as the rear boundary the stream above referred to, 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. Being the same lot conveyed to me by A. A. Bowers by deed dated