

FEDERAL SAVINGS
AND LOAN ASSOCIATION
OF GREENVILLE

State of South Carolina

MORTGAGE OF REAL ESTATE

County of GREENVILLE

To All Whom These Presents May Concern:

I, G. R. Kay, of Greenville County SEND GREETING:

WHEREAS, I the said G. R. Kay

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: TEN THOUSAND AND NO/100 - - - - - (\$ 10,000.00)
five and one-half (5½%)

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

ONE HUNDRED AND NO/100 - - - - - (\$ 100.00) 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 G. R. Kay

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 G. R. Kay 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, Greenville Township, and now within the corporate limits of the City of Greenville, being known and designated as Lots Nos. 22, 23, 24 and 25 of a subdivision known as Rutherford Park according to a plat thereof prepared by Dalton and Neves, Engineers, September 30, 1946, recorded in the R. M. C. office for Greenville County in Plat Book P, at page 109, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the North side of Happy Avenue, at the joint front corners of Lots Nos. 21 and 22, said pin being 100 feet from the North corner of the intersection of Happy Avenue with Foster Street, and running thence along the North side of Happy Avenue, N. 73-53 E. 133.6 feet to an iron pin at the joint front corners of Lots Nos. 24 and 25; thence continuing along the North side of Happy Avenue, N. 74-48 E. 45 feet to an iron pin at the joint front corners of Lots Nos. 25 and 26; thence along the joint line of said lots, N. 15-12 W. 146.1 feet to an iron pin at the joint rear corners of Lots Nos. 9 and 10; thence along the rear line of Lot No. 9, S. 72-30 W. 45 feet to a pin at the joint rear corner of Lots Nos. 8 and 9; thence along the rear lines of Lots Nos. 5, 6, 7 and 8, S. 52-04 W. 118.7 feet to a pin in the rear line of Lot No. 22 at the joint rear corners of Lots Nos. 4 and 5; thence along