

State of South Carolina.

MORTGAGE OF REAL ESTATE

County of Greenville

The following presents may concern:

I, M. C. Forrester,

SEND GREETINGS:

WHEREAS, I, the said M. C. Forrester, as

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just

sum of Twenty-five hundred and no/100 - - - - - (\$2500.00) Dollars,

with interest at the rate of seven (7 %) per centum per annum, to be repaid in installments of

Twenty-five and no/100 - - - - - (\$ 25.00) Dollars upon the first

day of each and every calendar month hereafter 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 a ten per cent attorney's fee besides 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 M. C. Forrester

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to M. C. Forrester, the said mortgagor

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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, Chick Springs township, School District 9-H, on the north side of James Street and the East side of Lydia Street, and beginning at the junction of said Streets, and running thence with Lydia Street, N 11-56 W one hundred fifty-eight and one-tenth (158.1) feet to corner of lot #21 thereon; thence as the rear dividing line between Nos. 20 and 21 lots, N 76-00 E fifty-four(54) feet to corner of lots 18 and 19; thence as the dividing line between Nos. 19 and 20 lots, S 14-03 E one hundred fifty-nine and two-tenths (159.2) feet to said James Street; thence therewith, S 77-00 W sixty (60) feet to the beginning corner; and being the same conveyed to me by deed of Walter E. Smith: said lot being #20 in plat of the Mrs. E. A. Wood property, as shown on plat thereof by H.S. Brockman, Surveyor, June 22-1935.