



FILED GREENVILLE CO. S. C. NOV 17 4 21 PM 1949

OLLIE FARNSWORTH R. M. C.

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, J. T. Alexander and Callie E. Alexander SEND GREETING:
WHEREAS, we the said J. T. Alexander and Callie E. Alexander

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 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 we, the said J. T. Alexander and Callie E. Alexander 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 J. T. Alexander and Callie E. Alexander 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 Ward One of the City of Greenville on the West side of Rutherford street, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the West side of Rutherford street, at the corner of a lot of J. W. Henderson, and running thence with the Henderson line, N. 89 W. 78 feet to a stake; thence still with the Henderson line, S. 76 3/4 W. 60 feet to an iron pin on an alley; thence with said alley, S. 19 1/2 E. 56 feet, 5 inches to a fence post; thence Southeast 7 feet, 4 inches to an iron pin; thence N. 78-41 E. 111.2 feet to an iron pin on Rutherford street; thence with Rutherford street, N. 0-50 W. 49 feet, 6 inches to the beginning corner, together with the full and free right to the use of the alley bounding said lot on the South and West as shown on plat on record in the R. M. C. office for Greenville County in Plat Book F, page 185.

"The above described property is the same conveyed to us by E. W. Edwards by his deed dated October 24, 1949, recorded in the R. M. C. office for Greenville County in Deed Vol. 395, page 341."

This mortgage includes 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.

Witness my hand and seal this 10th day of November, 1949.
C. W. Decker, Jr. Asst. Vice President
Ollie Farnsworth R. M. C.
November 10, 1949
26116