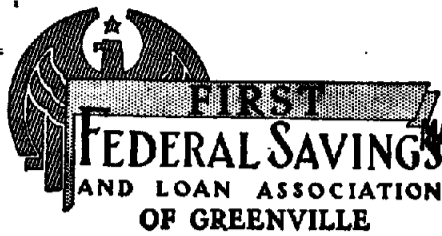


FILED GREENVILLE CO. S.C.



MAY 24 10 38 AM 1950

OLLIE FARNSWORTH R.M.C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, George W. James and Velma G. James, of Greenville, SEND GREETING:

WHEREAS, we the said George W. James and Velma G. James

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 TWO THOUSAND FIVE HUNDRED AND NO/100 (\$2,500.00.)

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

TWENTY-FIVE AND NO/100 (\$25.00) 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 George W. James and Velma G. James

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

George W. James and Velma G. James 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 Greenville Township, in the Town of West Greenville, on the South side of Perry Avenue, and having the following metes and bounds, to-wit:

"BEGINNING at a stake on the South side of Perry avenue, corner of lot sold by E. C. Stephens to George W. Simpson, and running thence with Simpson's line, S. 22 1/2 W. 191 feet to a stake; thence in a parallel line with Perry avenue 50 feet to a stake; thence N. 22 1/2 E. 191 feet to a stake on Perry avenue; thence with Perry avenue 50 feet to the beginning corner. This is house known as number 38 Perry Avenue, and the lot is known and designated as lot number 5 on the Greater Greenville Tax Map at page 119; being the same conveyed to us by Paul L. McCreight, Sr. by his deed dated September 5, 1947, recorded in the R. M. C. office for Greenville County in Vol. 319, at page 284.

"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.

Savings and Loan of Greenville, S.C.

C. W. Seales, Jr. asst. Vice President. November 3-1951.

25 Feb 53 Ollie Farnsworth P. 4476

Vivian W.