

FILED GREENVILLE S.C.



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE
OLIE FARNSWORTH
R.M.C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, J. C. Porter, of Greenville County, SEND GREETING:

WHEREAS, I, the said J. C. Porter

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 AND NO/100 (\$3,000.00)

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

THIRTY AND NO/100 (\$30.00) 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. C. Porter

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. C. Porter 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 on both sides of a county road about three miles from Piedmont, containing 21.60 acres, more or less, and being known and designated as Tract No. 1 of the property of J. C. Porter and Oliver Smith, as shown on plat thereof made by W. J. Riddle, Surveyor, in October 1948, and having the following metes and bounds, to-wit:

"BEGINNING at a point in the center of said county road leading from Piedmont to Waycross Church at the corner of Tract No. 2, and running thence along the line of Tract No. 2, N. 20-00 W. 1,993 feet to a stake in the center of a branch; thence along the line of said branch, S. 21-00 E. 164 feet to a bend in said branch; thence N. 71-15 E. 224 feet to a poplar on the bank of said branch in the line of property now or formerly belonging to Coker; thence along the Coker line, S. 25-00 E. 2,134 feet, crossing the aforesaid county road, to an iron pin in line of property now or formerly belonging to Henderson; thence along the line of the Henderson property, S. 50-42 W. 235 feet to an iron pin at the corner of Tract No. 2; thence along the line of Tract No. 2, N. 37-00 W. 337.5 feet to an iron pin in the aforesaid county road; thence along the line of said road, S. 56-45 W. 140 feet to an iron pin in said road; thence still along the line of said road, S. 77-15 W. 100 feet to the beginning corner, 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.

For Release see Deed Book 443 Page 170 Oliver Smith

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE