



FILED
GREENVILLE CO. S. C.

JUL 17 1 30 PM 1950

State of South Carolina

MORTGAGE OF REAL ESTATE OLLIE FARNSWORTH
R. M. C.

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Mildred G. Cole, of Greenville County, SEND GREETING:

WHEREAS, I, the said Mildred G. Cole

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 FIVE THOUSAND, THREE HUNDRED AND NO/100 (\$5,300.00)

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

FIFTY-THREE AND NO/100 (\$53.00) 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 Mildred G. Cole

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

Mildred G. Cole

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, in the City of Greenville, on Boyce Avenue, and being a portion of Boyce's Addition to Greenville and having the metes and bounds according to a plat thereof now recorded in the office of R. M. C. of Greenville County, in Plat Book A, at page 179;

"COMMENCING at an iron pin on the West side of Boyce Avenue, joint corners of Lots Nos. 2 and 4; thence S. 76-45 W. along lines of said lots, 155 feet to an iron pin, joint corners of Lots Nos. 2 and 4 and joining Hayne School Lot; thence S. 15-0 E. 70 feet along said Hayne School Lot to an iron pin in line of Lot No. 6; thence N. 76-45 E. along line of Lot No. 6, 155 feet to an iron pin on Boyce Avenue; thence N. 15-0 W. along said Boyce Avenue, 70 feet to an iron pin, the beginning corner. Subdivision Boyce Lawn Addition revised by J. T. Lawrence, January 22nd, 1908 and known as part of Lot No. 4, Block 6; being the same lot of land conveyed to me by A. M. Moseley by deed of even date herewith, not yet recorded.

"This mortgage also covers 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."