



FILED GREENVILLE CO. S. C.

AUG 1 9 29 AM 1950

OLLIE FARNSWORTH R. M. C.

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Jesse T. Morgan, same as J. T. Morgan, of Greenville, SEND GREETING:

WHEREAS, I, the said Jesse T. Morgan

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 FOURTEEN THOUSAND, FIVE HUNDRED AND NO/100 (\$14,500.00) four (4%)

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

SEVENTY-SIX AND 54/100 (\$76.54) 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 Jesse T. Morgan

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

Jesse T. Morgan

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, being composed of three separate lots of the Ethel Y. Perry property, as shown by two separate plats, Lot No. 4 being shown on plat recorded in the R. M. C. office for Greenville County in Plat Book Q, at page 27, and the other two lots being shown on plat recorded in the R. M. C. office for Greenville County in Plat Book R, at page 127, and having, in the aggregate, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the Northeast corner of the intersection of Dykeson avenue and North Franklin Road, and running thence along the North side of Dykeson avenue, S. 78-30 E. 149.4 feet to an iron pin at the corner of Lot No. 24; thence along the line of Lot No. 24, N. 19-32 E. 86.3 feet to an iron pin at the rear corner of Lots Nos. 3 and 4 (Plat Q, page 27) (shown as Lots 4-a and 3-a, Plat R, page 127), and running thence on a new line across the Southern part of Lot 3, or 3-a, N. 75-15 W. 148 feet to an iron pin on the East side of North Franklin Road, which point is 165 feet South of the intersection of Berkley avenue; thence along the East side of North Franklin Road, S. 19-32 W. 95 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.

"The above described property is the same as conveyed to me by Hext M. Perry, as Trustee, by two separate deeds dated Nov. 23, 1949 and recorded in the R. M. C.