

GREENVILLE CO. S. C.
JAN 17 10 17 AM 1931



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF... Greenville.....

To All Whom These Presents May Concern:

We, Fred H. Messer and Frances G. Messer, of Greenville County, SEND GREETING:

WHEREAS, we the said Fred H. Messer and Frances G. Messer.....

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, Seven Hundred and No/100 (\$ 2,700.00..)

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

Twenty-Seven and No/100 (\$ 27.00.....) 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 Fred H. Messer and Frances G. Messer.....

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.....

Fred H. Messer and Frances G. Messer..... 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, Greenville Township, being known and designated as Lot No. 23 of a subdivision known as "Edgemont" as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book D, at page 35, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the west side of Piedmont Avenue at the corner of Lot No. 21, and running thence along the west side of said Piedmont Avenue, S. 9-30 E. 60 feet to an iron pin at the corner of Lot No. 25; thence along the line of that lot, S. 80-30 W. 150 feet, more or less, to an iron pin in line of the right-of-way of the P. & N. Railway; thence along the line of said railway, N. 9-30 W. 60 feet to an iron pin at the rear corner of Lot No. 21; thence along the line of said Lot No. 21, N. 80-30 E. 150 feet, more or less, 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. Being the same lot of land conveyed to us by Fred McDowell by deed of even date herewith, not yet recorded."

PAID, SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.

Marythel R. Hutchinson
Jan 15, 1931

Witness *Jessie Parrot*

Oliver...
1302...