



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

JAN 20 10 20 AM 1951

OLLIE FARNSWORTH R.M.C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF... Greenville.....

To All Whom These Presents May Concern:

We, H. J. Tilson and Lou Ellen Tilson, of Greenville County,..... SEND GREETING:

WHEREAS, we... the said... H. J. Tilson and Lou Ellen Tilson.....

in and by... 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... 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.....

Forty-Five and No/100... (\$45.00...) 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... H. J. Tilson and Lou Ellen Tilson...

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.....

H. J. Tilson and Lou Ellen Tilson..... 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, containing 15 1/4 acres, more or less, and having the following metes and bounds to-wit:

"BEGINNING at a stake in County road at corner of tract now or formerly belonging to J. H. McCollum, and running thence with the line of that property, N. 7-30 W. 25.65 chains to stake; thence N. 82-15 W. 4.10 chains to an iron pin; thence S. 7-45 W. 7.55 chains to an iron pin; thence S. 19-00 W. 12.10 chains, more or less, to a stake in the middle of the County road; thence with said County road in a southeasterly direction 16.60 chains, more or less, to a bend in said road; and thence still with said road, N. 88-30 E. 4.27 chains to the beginning corner.

"Including also the right of ingress and egress over the premises conveyed to J. H. McCollum on August 6, 1945 by deed recorded in the R.M.C. office for Greenville County in Vol. 278 at page 419, for the purpose of obtaining and using water from the well located on said tract.

"Excepted from the description above set out is a 2.4 acre tract conveyed by me to B. O. Baker by deed recorded in the R. M. C. office for Greenville County in Vol. 321 at page 277, the above tract formerly containing approximately 18 acres."