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FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

LIE FAIRSWORTH R.M.C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Charles B. Garren, of Greenville County, SEND GREETING:

WHEREAS, I the said Charles B. Garren

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 Seven Thousand, Five Hundred and No/100 (\$7,500.00)

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

Fifty-Six and No/100 (\$56.00) 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 Charles B. Garren

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

Charles B. Garren 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 Butler Township on the southeast side of the old Spartanburg Road about five miles from the Greenville County Court House, containing 33 acres, more or less, as shown by plat thereof made by Augustus S. Buych, Surveyor, on October 25, 1889 and recorded in the R. M. C. office for Greenville County in Deed Book EEE, at page 301, and having the following metes and bounds, to-wit:

"BEGINNING at a point in the center of the Spartanburg Road at the corner of property now or formerly belonging to George Cunningham, and running thence along a ditch as the line; S. 19 3/4 E. 19.75 chains to a gum on the line of said Cunningham property; thence S. 43 3/4 W. 1.33 chains to a rock on said line; thence along the line of property now or formerly belonging to Perrin Burns, N. 48 1/2 E. 26.80 chains to a rock on line of property formerly belonging to T. L. Freeman; thence N. 74 1/4 W. 18.20 chains to a rock at the corner of property now or formerly belonging to Perrin Burns, which point is in the center of the old Spartanburg Road; thence along the center of said Spartanburg Road, S. 61 1/2 W. 11.35 chains 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 tract of land inherited by the mortgagor