

FILED
GREENVILLE CO. S. C.

9 35 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, James E. Freeman and Christine Freeman, of Greenville,.....SEND GREETING:

WHEREAS, we, the said, James E. Freeman and Christine Freeman.....

are 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 Eight Thousand and No/100 (\$ 8,000.00...)

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

Eighty and No/100 (\$ 89.00.....) 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, James E. Freeman and Christine Freeman.....

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.....

James E. Freeman and Christine Freeman..... 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 Grove Township, containing 99 1/2 acres according to a plat made by J. Mac Richardson, Registered Land Surveyor, in May 1944, recorded in the R. M. C. office for Greenville County in Plat Book O, at page 51, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a post oak at Felton and Cleveland corner at the extreme north-western tip of the tract and running thence S. 40-30 E. 792 feet to a stake; thence S. 80 E. 3300 feet to a stone near road; thence N. 51-15 E. 881.10 feet to a stake; thence N. 43 W. 595.98 feet to a stake in road; thence 81 W. an unstated distance to stone on old line; thence N. 5-45 E. 737.88 feet to stake; thence N. 80-15 W. 1452 feet to stone; thence S. 20 W. 765.6 feet to a stake; thence N. 87 W. 1306.80 feet to a stake; thence N. 78-45 W. 247.50 feet to the beginning corner and being bounded, according to said plat, by Cleveland and Cason on the north, Cason on the east, Verner and Felton on the south and by Felton on the West; being the same tract of land conveyed to us by Charlie V. Verner 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."