



FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

9 59 AM 1941

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Owen G. Shell, of Greenville, S. C., SEND GREETING:

WHEREAS, I, the said Owen G. Shell

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 NINE THOUSAND, SIX HUNDRED AND NO/100 (\$9,600.00)

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

EIGHTY-ONE AND NO/100 (\$81.00) 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 Owen G. Shell

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

Owen G. Shell 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, now within the corporate limits of the City of Greenville, on the south side of Ashley avenue, and being known and designated as all of Lot No. 18, and the eastern one-half of Lot No. 19, of the property of B. E. Geer, as shown on plat thereof made by Dalton & Neves, in October of 1930, and recorded in the R. M. C. office for Greenville County in Plat Book H, at page 177, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of Ashley avenue at the joint corner of Lots 17 and 18, and running thence along the joint line of said lots, S. 24-30 W. 200 feet to an iron pin; thence N. 65-30 W. 82.5 feet to an iron pin, rear corner of the western half of Lot No. 19, now owned by Lyda G. Benston; thence in a straight line through the center of Lot No. 19, along the line of the Benston lot, N. 24-30 E. 200 feet to an iron pin on the south side of Ashley avenue; thence along the line of said Ashley avenue, S. 65-30 E. 82.5 feet to the beginning corner.

Lot No. 18 is the same lot conveyed to me by R. M. Caine by deed dated Jan. 17, 1939 and recorded in the R. M. C. office for Greenville County in Vol. 208, page 157, and the eastern one-half of Lot No. 19 is the same conveyed to me by B. B. Balentine by deed dated Jan. 29, 1941 and recorded in the R. M. C. office for Greenville County in Vol. 230 at page 156.

Handwritten notes and signatures at the bottom of the page, including 'C. W. Seaw, Jr.', 'G. W. R. R.', and dates like 'Aug. 4 1941'.