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GREENVILLE CO. S. C.

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FEDERAL SAVINGS
AND LOAN ASSOCIATION
OF GREENVILLE

LILLIE FARNSWORTH
R. M. C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, John D. Gwinn and Dorothy W. Gwinn, of Greenville County, SEND GREETING:

WHEREAS, we the said John D. Gwinn and Dorothy W. Gwinn

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 Six Thousand, Five Hundred and No/100 (\$6,500.00)

Dollars, with interest at the rate of ~~six (6%)~~ ^{five (5%)} per centum per annum, to be repaid in instalments of

Forty-Six and No/100 (\$46.00) 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 John D. Gwinn and Dorothy W. Gwinn,

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 U.S., the said

John D. Gwinn and Dorothy W. Gwinn 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, on the northwestern side of Augusta Place Street and being known and designated as Lot No. 21 of the subdivision known as Augusta Place as shown on a plat thereof by R. E. Dalton, Engineer, dated May 1923, recorded in the R. M. C. office for Greenville County, S. C., in Plat Book F, page 129, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a stake on the northern side of Augusta Place Street, joint front corner of Lots Nos. 20 and 21 and running thence N. 26-30 W. 181.8 feet to a stake, joint rear corner of Lots Nos. 20 and 21; thence N. 63-30 E. 60 feet to a stake on the western side of Augusta Place Street; thence along Augusta Place Street, S. 26-30 E. 116.3 feet to a stake; thence still with Augusta Place Street in a curved line 89 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.

"The above described lot is the same conveyed to John D. Gwinn, Dorothy W. Gwinn and Edna S. Ware by Thos. B. Richards and Frances C. Richards by their deed dated April 3rd, 1948 and recorded in the R. M. C. office for Greenville County in Vol. 342, at page 13, the said Edna S. Ware having conveyed her interest in said property to John D. Gwinn and Dorothy W. Gwinn by deed of even date herewith, not yet recorded."