

FILED GREENVILLE CO. S.C.



FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

723 12 43 11 1951

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, Allen P. Cook and Grace Williams Cook, of Greenville, SEND GREETING:

WHEREAS, we, the said Allen P. Cook and Grace Williams Cook

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 Three Thousand, One Hundred and No/100 (\$3,100.00)

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

Thirty-One and No/100 (\$31.00) 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 Allen P. Cook and Grace Williams Cook

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

Allen P. Cook and Grace Williams Cook 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 Gantt Township, near Brushey Creek, bounded on the north, east and south by the lands of John Dreher, and being a part of the land formerly owned by John Dreher, and on the west by a road, containing sixty-eight hundredths (68/100) of an acre as is shown by a plat made by Dalton and Neves, Surveyors, in February, 1947, which land, according to said plat has the following metes and bounds, courses and distances, to-wit:

"BEGINNING at an iron pin on the southeastern side of a road, known as Prosperity Avenue, and running thence S. 46-15 W. 23 feet to an iron pin; thence S. 30-35 W. 93.5 feet to an iron pin; thence S. 28-15 E. 368 feet to an iron pin; thence N. 58-05 E. 102 feet to an iron pin; thence N. 28-15 W. 418 feet to the point of beginning, 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 lot is the same conveyed to us by John H. Brown by his deed dated September 16, 1950 and recorded in the R. M. C. office for Greenville County in Vol. 419, at page 47."

Handwritten signatures and dates at the bottom of the page, including "Union W. ...", "C.W. States, Jr.", and "June 6, 1951".