



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, James K. Semones and Frances B. Semones SEND GREETING:

WHEREAS, we the said James K. Semones and Frances B. Semones

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 Five Thousand, Six Hundred and No/100 - - - - (\$ 5,600.00 )

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of Forty-Seven and No/100 - - - - - (\$ 47.00 ) 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 K. Semones and Frances B. Semones

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 K. Semones and Frances B. Semones 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 Greenville Township, being known and designated as Lot No. 95 and a portion of Lot No. 99 of the property of John A. Carson as shown on a plat thereof recorded in the R. M. C. office for Greenville County in Plat Book W, at page 143, which plat is a resubdivision of a portion of a subdivision known as "Dixie Heights" as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book H, at page 46. The above described lot is composed of a portion of Lots Nos. 95, 96 and 99 of the original Dixie Heights subdivision and has, according to the Carson plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Eastern side of Lowndes Avenue at the corner of Lot No. 96-97, which pin is 204 feet northeast of the intersection of Lowndes Hill Road, and running thence along the Eastern side of Lowndes Avenue, N. 45-12 E. 60 feet to an iron pin at the corner of a lot heretofore conveyed to Nora P. Dill; thence along the line of that lot, S. 46-48 E. 221.8 feet to an iron pin to a corner of the Dill lot on the original joint line of Lots Nos. 99 and 100; thence along the original joint line of said lots, S. 45-12 W. 60 feet to the line of Lot No. 96-97; thence along the line of Lot No. 96-97, N. 46-48 W. 222 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

PAID, SATISFIED AND CANCELLED First Federal Savings and Loan Association of Greenville, S. C.

H. Ray Davis Vice President

Witness Johnnie M. Cook

SATISFIED AND CANCELLED OF RECORD 22 DAY OF March 1956 Alvin Jamison R. M. C. FOR GREENVILLE COUNTY, S. C. AT 11:54 O'CLOCK A.M. NO. 7489