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FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Homer Ray Davis, of Greenville County, **SEND GREETING:**

WHEREAS, I the said Homer Ray Davis

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 Seven Thousand, Nine Hundred and No/100 - - - ($7,900.00) Dollars, with interest at the rate of ~~six (6%)~~ four (4%) per centum per annum, to be repaid in instalments of Forty-Seven and 88/100 - - - - - - - - - - - - - - - - ($ 47.88) 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 Homer Ray Davis

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 Homer Ray Davis 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, on the Southern side of Pleasant Ridge Avenue, within the limits of the City of Greenville, South Carolina, being known and designated as Lot #104, Pleasant Valley, according to a plat prepared by Dalton & Neves in April, 1946, as revised through February, 1950, as recorded in the R. M. C. office for Greenville County, South Carolina, in Plat Book P, at page 88, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Southern side of Pleasant Ridge Avenue at joint front corner of Lots #104 and #105, said pin being 570 feet Southwest of iron pin in the Southwestern corner of the intersection of Panama Avenue with Pleasant Ridge Avenue; thence S. 0-08 E. 160 feet to an iron pin at joint rear corner of Lots #104 and #105; thence S. 89-52 W. 60 feet to an iron pin at joint rear corner of Lots #103 and #104; thence N. 0-08 W. 160 feet to an iron pin on the Southern side of Pleasant Ridge Avenue at joint front corner of Lots #103 and #104; and thence along said Avenue, N. 89-52 E. 60 feet to an iron pin at joint front corner of Lots #104 and #105, 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. Being the same conveyed to me by J. H. Hudson by deed of even date herewith, not yet recorded."