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FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

OLLIE FARNSWORTH R. M. C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, J. D. Childers, Jr., of Greenville County, SEND GREETING:

WHEREAS, I the said J. D. Childers, Jr.

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 Four Thousand and No/100 (\$ 4,000.00 )

Dollars, with interest at the rate of five (5%) per centum per annum, to be repaid in instalments of

Thirty-Five and No/100 (\$ 35.00 ) 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 J. D. Childers, Jr.

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, ac-

ording to the terms of said note, and also in consideration of the further sum of Three Dollars to me,

the said J. D. Childers, Jr.

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, Paris Mountain Township, on the western side of the Duncan Road, and having, according to a plat of the property of J. D. Childers prepared by J. C. Hill, L. S., October 8, 1951 and recorded in the R. M. C. office for Greenville County in Plat Book AA, at page 157 the following metes and bounds, to-wit:

"BEGINNING at a nail in the Duncan Road (iron pin off set 10.3 feet on western edge of road), and running thence along the approximate center of said road, S. 21-0 E. 161.8 feet to a nail in said road (iron pin near western edge of said road off set 22.9 feet); thence along other property of Childers, S. 61-15 W. 508 feet to an iron pin; thence continuing along other property of Childers, N. 18-40 W. 247.7 feet to an iron pin; thence still continuing along other property of Childers, N. 72 E. 495 feet to the beginning corner, containing 2.35 acres, more or less, and being the same lot of land conveyed to me by J. D. Childers, Sr. by two deeds as follows: one dated October 15, 1951 and recorded in the R. M. C. office for Greenville County in Vol. 443, page 423, and by a quitclaim deed of even date herewith, not yet recorded.

"This mortgage also covers 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."

Wm W. Boddling

C. W. Scader, Jr. asst. vice president Feb 28, 1952

10:27 Ollie Farnsworth # 4994