



FILED GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. M. C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Clarence M. Guest, of Greenville County, SEND GREETING:

WHEREAS, I the said Clarence M. Guest

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 Eleven Thousand, Five Hundred and No/100 - - (\$ 11,500.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of Eighty-Seven and No/100 - - - - - (\$ 87.00) 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 Clarence M. Guest

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 Clarence M. Guest 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 Chick Springs Township, on the northern side of Super Highway No. 29 at the corner of a lot heretofore conveyed by William S. Edwards to Joseph V. Edwards by deed recorded in Vol. 291, at page 283, and running thence with the northern side of the right-of-way of U. S. Highway No. 29, N. 50-30 E. 100 feet to an iron pin at the corner of a lot now or formerly owned by R. W. Edwards and W. M. Edwards; thence with the line of said lot, N. 39-30 W. 209.7 feet to an iron pin in the line of other property of William S. Edwards; thence with the line of said property, S. 50-30 W. 100 feet to an iron pin, corner of lot now or formerly owned by Joseph V. Edwards; thence with the line of said lot, S. 39-30 E. 200 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. Being the same conveyed to me by W. B. Fanning and Willie Fanning by their deed dated April 28th, 1950 and recorded in the R. M. C. office for Greenville County in Vol. 409, at page 300."