



State of South Carolina }  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.  
MORTGAGE OF REAL ESTATE

JAN 11 10 29 AM 1952

To All Whom These Presents May Concern:

OLLIE FARNSWORTH  
R. M. C.

We, R. B. Hopkins and Lillian J. Hopkins, of Greenville County, SEND GREETING:

WHEREAS, we the said R. B. Hopkins and Lillian J. Hopkins

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 Two Thousand, Five Hundred, Fifty & No/100 - - - (\$ 2,550.00 )

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

Twenty-Five and 50/100 - - - - - (\$ 25.50 ) 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 R. B. Hopkins and Lillian J. Hopkins

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-

cording to the terms of said note, and also in consideration of the further sum of Three Dollars to us,

the said R. B. Hopkins and Lillian J. Hopkins

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, Greenville Township, known and designated as Lot No. 1 of a subdivision known as Avice-Dale according to a plat thereof prepared by W. J. Riddle, Surveyor, November, 1944 and recorded in the R. M. C. office for Greenville County in Plat Book B, at page 53, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of the Easley Bridge Road at the intersection of a new cut road known as Avice-Dale Drive, and running thence along the old Easley Bridge Road, N. 84-30 W. 109.7 feet to a bend; thence continuing with said road, N. 64-30 W. 110 feet to a bend; thence N. 54 W. 187.8 feet to a stake; thence leaving said road and running thence with Earle's line, S. 28-30 W. 584 feet to a stake, corner of Lot No. 2; thence along the line of Lot No. 2, S. 62-30 E. 429 feet to a stake on the western side of Avice-Dale Drive; thence along the western side of Avice-Dale Drive the following courses and distances: N. 26-40 E. 44 feet to a bend, N. 42-30 E. 126.6 feet to a bend, N. 27-15 E. 57.6 feet to a bend, N. 19-09 E. 163 feet to a bend, N. 17 E. 141.5 feet to a bend, N. 29-15 E. 70.7 feet to the beginning point, containing 5.63 acres, more or less, 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.