



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Gus Canavos, of Greenville County, SEND GREETING:

WHEREAS, I the said Gus Canavos

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 Ten Thousand, Five Hundred and No/100 - - - (\$ 10,500.00 )

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of Eighty and No/100 - - - - - (\$ 80.00 ) 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 Gus Canavos

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 Gus Canavos 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, within the corporate limits of the City of Greenville, and being known and designated as the northeastern one-half of Lot No. 21, all of Lot No. 20, and the southwestern one-half of Lot No. 19 of a subdivision known as Vista Hills, a plat of which is of record in the R. M. C. office for Greenville County in Plat Book P, at page 149, and having the following metes and bounds, to-wit:

"BEGINNING at a point on the northwestern side of Ridgcrest Drive, said point being 290 feet northeast of the northwestern intersection of Ridgcrest Drive with Wellington Avenue, and running thence N. 69-11 W. 164.3 feet to a point; thence S. 16-45 W. 37.7 feet to a point at the joint rear corner of Lots 19 and 20; thence S. 22-46 W. 105 feet to a point; thence S. 66-34 E. 162.1 feet to a point on the northwestern side of Ridgcrest Drive; thence with the northwestern side of Ridgcrest Drive, N. 23-07 E. 37.5 feet to a point at the joint front corner of Lots 20 and 21; thence continuing with the northwestern side of Ridgcrest Drive, N. 20-45 E. 112.5 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 lot of land conveyed to me by J. H. Mauldin by deed of even date herewith, not yet recorded."

For Release & Ded Book 454 Page 50 deed to George Arnie