



GREENVILLE, CO. S. C.

11 25 AM 1952

DILLIE PARKWAY
R. M. C.

State of South Carolina }

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, G. W. Nix, of Greenville County,

SEND GREETING:

WHEREAS, I the said G. W. Nix

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 Six Thousand and No/100 - - - - - (\$ 6,000.00)

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

Fifty-One and No/100 - - - - - (\$ 51.00) 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 G. W. Nix

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 G. W. Nix

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, and in O'Neal Township, about 12 miles from the City of Greenville on the west side of the Buncombe Road, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Buncombe Road, corner of lands known as the Henry Darby tract and running thence about N. 30 W. with Buncombe Road, 650 feet, more or less, to an iron pin on side of Buncombe Road; thence in a straight line in a southerly direction 650 feet, more or less, to a cedar tree in line between lands of John D. Goodwin and the Thompson lands, which tree is about 650 feet from the beginning corner; thence with said dividing line 650 feet, more or less, to the beginning corner containing 4.20 acres, more or less.

"ALSO another tract of land adjoining which begins in the Buncombe Road below Double Springs Church and runs in a westerly direction 53 yards to corner; thence north 31 yards to a wild cherry on ditch bank; thence in a northeasterly direction 58 yards to a stake; thence south 78 yards to beginning corner, being part of the Henry Darby lands, containing five-eighths (5/8) acres, more or less. Being the same tract of land conveyed to me by Clyde Nix and Boyce Nix, Executors of the Estate of G. A. Nix, deceased, by deed dated March 6th, 1945 and recorded in the R. M. C. office for Greenville County in Vol. 274, page 71."