



RECORDED
AUG 23 2 10 PM 1945
GREENVILLE, S. C.

State of South Carolina }

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, James S. Cooley and Zilpha E. Cooley, of Greenville County, SEND GREETING:

WHEREAS, we the said James S. Cooley and Zilpha E. Cooley

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 Five Thousand and No/100 - - - - - (\$ 5,000.00)

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

Fifty and No/100 - - - - - (\$ 50.00) 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 we , the said James S. Cooley and Zilpha E. Cooley

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 us,

the said James S. Cooley and Zilpha E. Cooley 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 the City of Greenville, on the west side of Green Avenue in the block between Vardry Street and Arlington Avenue, and having, according to a survey made by Dalton & Neves, Engineers, in April, 1927, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the west side of Green Avenue, which point is 145.5 feet north of the northwest corner of the intersection of Green Avenue and Arlington Avenue, and running thence N. 61-05 W. 175.8 feet to an iron pin; thence N. 28-50 E. 60.2 feet to an iron pin; thence S. 62-20 E. 176 feet to an iron pin on the west side of Green Avenue; thence along the west side of Green Avenue, S. 29-0 W. 64 feet to the beginning corner, 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 James S. Cooley by Mrs. Minnie M. Hicks by deed dated March 21, 1945 and recorded in the R. M. C. office for Greenville County in Vol. 273, at page 293, and in which the said James S. Cooley conveyed an undivided one-half interest to Zilpha E. Cooley on March 22, 1945 recorded in the R.M.C. office for Greenville County in Vol. 235, at page 303."