



FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION
OF GREENVILLE

GREENVILLE 011 143

SEP 29 3 06 PM 1952

THE FARMERS' AND MERCHANTS' BANK OF GREENVILLE

State of South Carolina }

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, Claude A. Crocker and Myra A. Crocker, of Greenville County **SEND GREETING:**

WHEREAS, we the said Claude A. Crocker and Myra A. Crocker

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 Four Thousand and No/100 - - - - - (\$ 4,000.00)

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

Forty and No/100 - - - - - (\$ 40.00) 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 Claude A. Crocker and Myra A. Crocker

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 Claude A. Crocker and Myra A. Crocker 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, on the Eastern side of Webster Street in the Slater Manufacturing Company Village, and known and designated as Lot 27, Block D, as shown on a plat entitled "Plat of Village, S. Slater & Sons, Slater, S. C.", made by J. E. Sirrine & Co., Engineers, Greenville, South Carolina on July 10, 1940, and recorded in the R. M. C. office for Greenville County in Plat Book M, at pages 148 and 149, and having, according to said plat, the following metes and bounds:

"BEGINNING at an iron pin on the Eastern side of Webster Street at the joint front corner of Lots 26 and 27, and running thence along the common line of said two lots, N. 87-26 E. 125 feet to an iron pin at the northwestern corner of Lot 6; thence along the western line of Lot 6, S. 2-34 E. 70 feet to an iron pin at the joint rear corner of Lots 27 and 28; thence along the common line of said two lots, S. 87-26 W. 125 feet to an iron pin on the western side of Webster Street; thence along the Western side of Webster Street, N. 2-34 W. 70 feet to an iron pin, 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 us by J. P. Stevens & Co., Inc. by deed dated September 30, 1952 not yet recorded."