



FILED
GREENVILLE CO. S. C.
NOV 6 4 31 PM 1952

State of South Carolina

MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R.M.C.

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Calvin Coolidge Merritt, of Greenville County, SEND GREETING:

WHEREAS, I the said Calvin Coolidge Merritt

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 Seven Thousand and No/100 - - - - - (\$ 7,000.00)

Dollars, with interest at the rate of ~~six (6%)~~ four (4%) per centum per annum, to be repaid in instalments of

Forty-Two and 42/100 - - - - - (\$ 42.42) 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 Calvin Coolidge Merritt

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 Calvin Coolidge Merritt 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 Greenville Township, on the West side of Texas Avenue, and being known and designated as Lot No. 7 of the property of Nona H. Squires, and having, according to a survey prepared by Piedmont Engineering Service on February 9, 1948, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the West side of Texas Avenue at the corner of Lot No. 8, which point is 132.5 feet South of the intersection of Peachtree Street, and running thence along the line of Lot No. 8, S. 71 W. 200 feet to an iron pin; thence S. 22-10 E. 67 feet to an iron pin at the rear corner of Lot No. 6; thence along the line of that lot, N. 71 E. 200 feet to an iron pin on the West side of Texas Avenue; thence along the West side of Texas Avenue, N. 22-10 W. 67 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 me by Lonnie Stevenson by deed of even date herewith, not yet recorded."

The plat hereinabove referred to is recorded in the R. M. C. office for Greenville County in Plat Book S, at page 151.