



**FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**

FILED MAR 2 10 33 AM 1955

GREENVILLE COUNTY, S. C.

State of South Carolina }

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, A. L. Lupo and Patricia Lupo, of Greenville County, SEND GREETING:

WHEREAS, we the said A. L. Lupo and Patricia Lupo

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, Six Hundred and No/100 - - - (\$5,600.00 )

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of Forty-Seven and No/100 - - - - - (\$ 47.00 ) 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 A. L. Lupo and Patricia Lupo

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 A. L. Lupo and Patricia Lupo 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, on the northwesterly side of Rice Street (formerly Henrietta Avenue), within the limits of the City of Greenville, S. C., being known and designated as Lot No. 71, according to plat of Augusta Road Hills prepared by Dalton and Neves, December, 1940, as recorded in the R. M. C. office for Greenville County, S. C., in Plat Book M, at page 33, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northwesterly side of Rice Street (formerly Henrietta Avenue), at joint front corner of Lots Nos. 71 and 72; thence along the joint line of those lots, N. 51-42 W. 192.3 feet to an iron pin at joint rear corner of Lots Nos. 71 and 72; thence N. 42-10 E. 60.15 feet to an iron pin at joint rear corner of Lots Nos. 70 and 71; thence along the joint line of those lots, S. 51-42 E. 188.2 feet to an iron pin on the northwesterly side of Rice Street at joint front corner of Lots Nos. 70 and 71; thence along said Rice Street, S. 38-18 W. 60 feet to an iron pin at joint front corner of Lots Nos. 71 and 72, 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 Wm. Byrd Traxler by deed dated December 5, 1952 and recorded in the R.M.C. office for Greenville County in Vol. 468, at page 78."