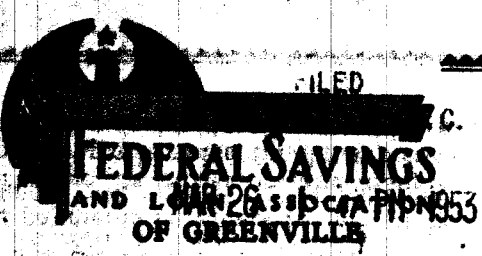


557-300



State of South Carolina } LILLIE FARNSWORTH  
COUNTY OF Greenville } MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, J. E. Fitzpatrick, of Greenville County, SEND GREETING:

WHEREAS, I the said J. E. Fitzpatrick

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 Seventeen Thousand, Five Hundred and No/100 - (\$ 17,500.00 ) Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of

One Hundred, Seventy-Five and No/100 - - - - - (\$ 175.00 ) 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 J. E. Fitzpatrick

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 J. E. Fitzpatrick, 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 the City of Greenville, on Douglas Drive and Ridge Drive (now Byrd Boulevard), being known and designated as Lots Nos. 27 and 28 and the major portion of Lot No. 30, according to plat of Country Club Estates, recorded in the R. M. C. office for Greenville County, South Carolina, in Plat Book G, at pages 190 and 191, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the southwest corner of the intersection of Douglas Drive with Ridge Drive; thence along the southerly side of Douglas Drive, S. 66-38 W. 200 feet to an iron pin at joint front corner of Lots Nos. 30 and 31; thence along the joint line of those lots, S. 23-22 E. 100 feet to an iron pin on the joint line of the said lots, said pin being 50 feet northwest of iron pin at joint rear corner of Lots Nos. 30 and 31; thence N. 66-38 E. 200.2 feet to an iron pin at joint front corner of Lots Nos. 28 and 29 on Ridge Drive; thence along Ridge Drive, N. 23-30 W. 100 feet to an iron pin in the southwest corner of the intersection of Douglas Drive with Ridge Drive, 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 me by Evelyn Traxler Chapman by deed dated December 17, 1952 and recorded in the R. M. C. office for Greenville County in Vol. 471, at page 343."

Erwin W. Bolden  
Patricia C. East  
July 10, 1953  
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