



JUL 17 11 45 AM '60

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Fred Charles Brooks, of Greenville, S. C., SEND GREETINGS:

WHEREAS, I the said Fred Charles Brooks

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 Ten Thousand, One Hundred and No/100 - - - - (\$ 10,100.00) four and one-half (4 1/2)

Dollars, with interest at the rate of ~~5 1/2~~ (4 1/2) per centum per annum, to be repaid in installments of

Sixty-three and 91/100 - - - - - (\$ 63.91) 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 Fred Charles Brooks

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 Fred Charles Brooks 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, now within the corporate limits of the City of Greenville, being known and designated as Lot No. 15 of a subdivision known as Holmes Acres, as shown on plat thereof made by Dalton & Neves, Engrs., in February of 1951, and recorded in the R. M. C. office for Greenville County in Plat Book Z, at page 1, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the western side of Mayfair Lane at a point 326.3 feet North from Holly street, at the corner of Lot No. 14, and running thence with the line of said lot, S. 88-07 W. 154.7 feet to a stake in line of Lot No. 7; thence with the line of Lots 7 and 6, N. 3-07 W. 80.02 feet to a stake at the corner of Lot 16; thence with the line of that lot, N. 88-07 E. 156.5 feet to a stake on Mayfair Lane; thence with the western side of said Mayfair Lane, S. 1-53 E. 80 feet to the beginning corner.

The above described lot is the same conveyed to me by Waco F. Childers, Jr., by deed not yet recorded.

C.W. Scales Jr
Aug 2, 1960
Linda C. Knight

3 Aug 60
Allie Farnsworth
1058 A 3607