



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Wesley W. Caldwell, of Greenville County, S. C., SEND GREETINGS:

WHEREAS, I the said Wesley W. Caldwell

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 Four Thousand, One Hundred and No/100 - - - - (\$ 4,100.00 )

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Forty-One and No/100 - - - - - (\$ 41.00 ) 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 Wesley W. Caldwell

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 Wesley W- Caldwell

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 Oak-Township, containing 65.25 acres, more or less, according to a survey made by W. J- Riddle, surveyor, in November 1947, and having the following metes and bounds to-wit:

"BEGINNING at an iron pin the center of a County road, adjoining land of Ernest King, and running thence S. 47-20 W. 1,384 feet to a sweet-gum tree, thence S. 30-00 E. 636 feet to a stone; thence S. 20-55 W. 359 feet to a stone; thence S. 44-45 W. 476 feet to a stone; thence N. 44-05 W. 1,715 feet to a stone; thence S. 44-00 W. 375 feet to a stone; thence S. 44-10 W. 404.7 feet to a stone; thence S. 20-15 E. 967.4 feet to a stone; thence S. 10-35 W. 346 feet, more or less, to the corner of a one-acre lot of Mrs. Ellen Ridgeway; thence N. 34-15 W. 177 feet to an iron pin; thence N. 10-30 E. 346 feet along Ridgeway's line to the center of the County Road; thence along the center of said County Road, S. 34-15 E. 979.7 feet to the beginning corner."

The above described tract of land is the same as conveyed to me By J. E. Hagerty by deed dated May 22, 1950 and recorded in the R.M.C. office for Greenville County in Deed Book 410 at page 367.