

State of South Carolina

County of Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Ben Lorraine Holland SEND GREETINGS:WHEREAS, I the said Ben Lorraine Hollandin and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and justsum of FORTY-FIVE HUNDRED and no/100 (\$ 4,500.00) Dollars,with interest at the rate of six (6 %) per centum per annum, to be repaid in installments ofForty-five and no/100 (\$ 45.00) Dollars upon the first

day of each and every calendar month hereafter 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 a ten per cent attorney's fee besides 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 Ben Lorraine Holland

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to me, the said

Ben Lorraine Holland
in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Town of Fountain Inn, on the Northeast side of Thackston Street, and being known and designated as lot no. Two (2) of the W. Shell Thackston property as shown on plat prepared by W. J. Riddle, Surveyor, dated March 29, 1946; Beginning at Iron Pin located at the East corner of lot no. 1 of said property as shown on said plat, and running thence S.47-40 W.220 feet to a point in center of Thackston Street, thence with the center of said street S.42-20 E.80 feet to the West corner of lot no. 3 of said property as shown on said plat, thence N.47-40 E.220 feet to an Iron Pin, thence N.42-20 W.80 feet to the beginning point. Bounded by lots nos. 1 and 3 as shown on said plat, by Thackston Street, and by lands now or formerly owned by W. Shell Thackston and Ada L. Thackston. This being the same property which was conveyed to Ben W. Garrett by W. Shell Thackston and Ada L. Thackston by deed recorded in the R. M. C. Office for said County in Deed Book 234, page 436. And being the same property which was conveyed to mortgagor herein by Ben W. Garrett by deed to be recorded forthwith in the said R. M. C. Office. For a more particular description see the aforesaid plat, which has been recorded in said office in Plat Book B, page 131.