



State of South Carolina }

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, George Joseph, Sr. (George J. Joseph, Sr.) and Zahia B. Joseph **SEND GREETINGS:**

**WHEREAS,** we the said George Joseph, Sr. (George J. Joseph, Sr.) and Zahia B. Joseph

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 Three Thousand, Five Hundred and No/100 - - - - (\$ 3,500.00 ) Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Thirty-Five and No/100 - - - - - (\$ 35.00 ) 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 George Joseph, Sr. (George J. Joseph, Sr.) and Zahia B. Joseph

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 George Joseph, Sr. (George J. Joseph, Sr.) and Zahia B. Joseph 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, in the City of Greenville, on corner of Hammett Street and Douglass Street (now known as Dean Street), and also at southern side of Dunbar Street, and, according to a plat of the property of J. P. Chappell, et al., made by Pickell & Pickell, Engrs., August 1, 1947, recorded in Plat Book "S" at page 67, in R. M. C. office for Greenville County, having the following metes and bounds, to-wit:

"BEGINNING at the southwestern intersection of Hammett Street and Douglass Street (now known as Dean Street), that being also the junction point with, and on the southern side of, Dunbar Street, and running thence along the western side of Douglass Street (now known as Dean Street), S. 11-15 W. 147.4 feet, more or less, to point, corner of the Ollie McElroy lot; thence along the northern line of said Ollie McElroy lot, N. 82-18 W. 90 feet to a point in eastern line of the Janie Pearson lot; thence along the line of that lot, N. 11-15 E. 16 feet to point, corner of Piedmont Consistory, Etc., lot; thence along the line of that lot, N. 80-29 E. 32 feet to point; thence still along the line of that lot, S. 86-56 E. 13 feet to point, corner of said last mentioned lot; thence still along the line of said lot, N. 10-30 E. 91.4 feet to a point on southeastern side of Hammett Street; thence N. 67-45 E. 54.5 feet along the southeastern side of Hammett Street to 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**