



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

FILED GREENVILLE, S.C. MAY 15 12 16 PM 1954 LIE FARNSWORTH R. M. C.

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

To All Whom These Presents May Concern:

I, Hosea M. Marrett, of Greenville County, SEND GREETINGS:

WHEREAS, I the said Hosea M. Marrett

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 Two Thousand, Seven Hundred and No/100 - - - (\$ 2,700.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Twenty-Seven and No/100 - - - - - (\$ 27.00) 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 Hosea M. Marrett

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 Hosea M. Marrett 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 town of West Greenville, known as the southern portion of Lot 24 of subdivision of lands known as Perry Avenue Annex as shown on plat recorded in Plat Book A, pages 878 and 879 and having the following metes and bounds:

"BEGINNING at an iron pin on the north side of Branwood Street, joint corner of Lots 24 and 25, thence along line of Lot 25, N. 10-45 E. 70 feet to point; thence in a line parallel with the northern side of Branwood Street, N. 74-20 W. 50 feet to point on the eastern line of Lot 23; thence along line of Lot 23, S. 10-45 W. 70 feet to point at joint corner of Lots 23 and 24 on the northern side of Branwood Street; thence along Branwood Street, S. 74-20 E. 50 feet to beginning corner.

"Together with all rights of the grantor, J. J. Grumbles, to an easement over the northern portion of Lot 24 as reserved in deed from J. J. Grumbles to James B. Dickson, et al., April 16, 1947, recorded in Book 310, page 299, in R. M. C. office for Greenville County.

"The above described property is the same as conveyed to me by J. J. Grumbles by his deed dated May 13, 1947 and recorded in the R. M. C. office for Greenville County in Vol. 312, at page 42."