



FILED GREENVILLE CO. S.C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

JUN 8 1954

ILLIE FARRINGTON R.M.C.

To All Whom These Presents May Concern:

We, M. A. Chandler and Lucy P. Chandler

SEND GREETINGS:

WHEREAS: we the said M. A. Chandler and Lucy P. Chandler

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 Four Thousand, 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 of

Forty-Five and No/100 - - - - - (\$ 45.00 ) 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 M. A. Chandler and Lucy P. Chandler

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 M. A. Chandler and Lucy P. Chandler 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, Bates Township, containing 62.93 acres, more or less, and being the identical lands conveyed to Edgar E. Stanton by W. L. Peterson and Alice Mae Peterson, by their deed dated October 3, 1952 and recorded in the R. M. C. office for Greenville County in Deed Book 464, at page 135. It lies together as one tract being made up and composed of what remains of an 80 acre tract which was conveyed to W. L. Peterson by Pearl McClure by deed dated December 5, 1936, recorded in Deed Book 192, page 43, together with an 8 acre tract conveyed to W. L. Peterson by Wesley Batson by deed dated December 9, 1944, recorded in Deed Book 270, page 279. From the 80 acre tract there has been conveyed away two parcels aggregating 12.92 acres to Pearl Blackwood and another parcel containing 12.115 acres conveyed to Lucy P. Chandler. The conveyance to Pearl Blackwood is by a deed dated Feb. 5, 1949, recorded in Deed Book 372, page 387, and the conveyance to Lucy Chandler is by a deed dated Oct. 3rd, 1952 and recorded in Deed Book 464, page 110. The lots conveyed hereby are specifically described in the deed from W. L. Peterson and Alice Mae Peterson unto Edgar E. Stanton above mentioned, and reference is made to that deed for a more definite and particular description.

"The above described property is the same conveyed to us by Kenneth Rudolph Gilbert by deed dated December 8, 1952 and recorded in the R. M. C. office for Greenville County in Vol. 468, page 161.