



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, J. E. Fitzpatrick and Thomas E. DeMint, of Greenville County

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Seven Thousand, Two Hundred and No/100

(\$ 7,200.00 - -) Dollars, with interest at the rate specified in said note, to be repaid in installments of

Sixty and 76/100 - - - - - (\$60.76 - - - - -)

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/we, the said mortgagor(s) 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/us the said mortgagor(s) 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, known and designated as Lots Nos. 12 and 13 on plat of Cleveland Forest, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "M", page 137 and, according to said plat, has the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of Fernwood Lane, joint front corner of Lots Nos. 11 and 12, which pin is 802 feet from the east bank of the Reedy River; thence along Fernwood Lane, N. 71-14 E. 60.4 feet to an iron pin; thence still along said Lane, N. 55-44 E. 60.7 feet to an iron pin, corner of Lots Nos. 13 and 14; thence along the line of said lots, S. 25-16 E. 110.6 feet to an iron pin; thence S. 64-44 W. 120 feet to an iron pin, corner of Lots Nos. 11 and 12; thence along the line of said lots, N. 25-16 W. 108.3 feet to an iron pin at the point of beginning, and being the same property conveyed to us by Corrine M. Grout by deed dated December 13, 1954, not yet recorded."

ALSO: All that piece, parcel or lot of land situate, lying and being on the south side of Fernwood Lane in the City and County of Greenville, State of South Carolina, known and designated as Lot No. 14 on plat of Cleveland Forest, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "K", pages 45, 46, and 47, and according to said plat, has the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southeast side of Fernwood Lane, joint front corner of Lots Nos. 14 and 15, and running thence along the joint line of said lots, S. 25-16 E. 120 feet to an iron pin; thence S. 64-44 W. 60 feet to an iron pin; thence along the line of Lot No. 13, N. 25-16 W. 110.5 feet to an iron pin on the southeast side of Fernwood Lane; thence with Fernwood Lane, N. 55-44 E. 60.7 feet to the beginning, and being the same property conveyed to us by Corinne M. Grout by deed dated December 13, 1954, not yet recorded."

This includes the plumbing, heating, and electrical fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SC
C. W. DeLoach
Ollie Farnsworth
Jan 12, 1952
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