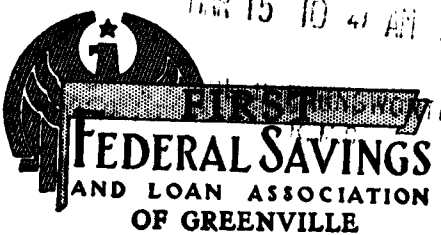


FILED GREENVILLE CO. S.C.

MAR 15 10 41 AM '47

VOL 630 PAGE 329



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Arthur H. Krell, 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 GREENVILLE, in the full and just sum of Eleven Thousand, Five Hundred and No/100 - - - - - (\$ 11,500.00) Dollars, with interest at the rate specified in said note, to be repaid in installments of

Seventy-Two and 77/100 - - - - - (\$ 72.77) 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, Paris Mountain Township, being known and designated as Lot No. 84 of a subdivision known as Casa Loma Estates according to a plat thereof prepared by Piedmont Engineering Service, October, 1947 and recorded in the R. M. C. office for Greenville County in Plat Book S, at page 65, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western edge of Marshall Court, the joint front corners of Lots Nos. 83 and 84, and running thence along the joint line of said lots, S. 77-40 W. 214.5 feet to an iron pin on the line of Lot No. 53; thence along the line of that lot, N. 23-10 W. 30.3 feet to an iron pin, the joint rear corners of Lots Nos. 53, 52, 50 and 91; thence along the line of Lot No. 91, N. 5-45 E. 47.8 feet to an iron pin, rear corner of Lot No. 85; thence along the line of that lot, N. 77-40 E. 205.5 feet to an iron pin on the western edge of Marshall Court; thence along the western edge of Marshall Court, S. 12-20 E. 75 feet to an iron pin, the beginning corner, 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 same conveyed to me by R. E. Hughes by deed of even date herewith, not yet recorded."

If the indebtedness secured hereby be guaranteed or insured under the Servicemen's Readjustment Act, as amended, such Act and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto, and any provisions of this or other instruments executed in connection with said indebtedness which are inconsistent with said Act or Regulations are hereby amended to conform thereto. The Mortgagor waives the benefit of any appraisalment laws of the State of South Carolina.

Faint text at the bottom right, possibly a recording stamp or office address.