

State of South Carolina,

County of Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

me, Marion C. Ronder, Jr. and Harriett H. Ronder SEND GREETINGS:

WHEREAS, WE the said Marion C. Ronder, Jr. and Harriett H. Ronder

in and by OUR certain promissory note, in writing, of even date with these presents, well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just

sum of FIFTY-FIVE HUNDRED and no/100 (\$ 500.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

Eighty-five and no/100 (\$ 85.00) Dollars upon the first

day of each and every calendar month hereafter 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 a ten per cent attorney's fee besides 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 Marion C. Ronder, Jr.

Harriett H. Ronder

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to us the said

Marion C. Ronder, Jr. and Harriett H. Ronder

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 the 1st District of Springs Township, on the West side of Woodland Drive, to wit: the lot within the limits of the Town of Greer and Northward therefrom, and containing more or less and designated as lot no. fifteen (15) of a subdivision known as "Pinebrook" as shown on plat prepared by H. A. Proctor, registered Professional Surveyor, dated Feb. 21, 1956, and having the following bearings and distances, to-wit: Beginning at a Stake on the West side of Woodland Drive, corner of lots nos. 14 and 15 as shown on said plat, and running thence along the line of said two lots 1.32-00 1.213 feet to a Stake on the brook (branch), thence up said brook as a line 1.32-11 E. 103.4 feet to a Stake, corner of lot no. 15, thence along the line of lot no. 16 N. 79-30 1.175 feet to a Stake on the West side of Woodland Drive, thence along the West side of said Woodland Drive 1.32-00 W. 92 feet to the beginning point. Bounded on the North by said lot no. 14, on East by Woodland Drive, on South by said lot no. 15, and on West by lot no. 12 as shown on said plat. This being the same property which was conveyed to mortgagors herein by Roy E. Collins, Jr., Ansel C. Hawkins and Harper D. Hawkins by deed recorded in the S. C. Office for said County in Deed Book 521, page 239. For a more particular description see the aforesaid plat which has been recorded in said office in Plat Book FF, page 290.

ALSO

The right and privilege of connecting with the main sewer line on adjoining lands of grantors in the aforesaid deed, which right was given to mortgagors herein in said deed.

The above described lot is subject to the restrictions and

Handwritten notes and signatures at the bottom of the page, including names like "Marion C. Ronder, Jr." and "Harriett H. Ronder", and a stamp from the "OFFICE OF RECORDS" dated "MAY 10 1956".