

JUN 17 1 46 PM 1955

State of South Carolina,)
County of Greenville) MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Walter R. McLawhorn, Jr. SEND GREETINGS:

WHEREAS, I the said Walter R. McLawhorn, Jr.

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of TWENTY-SIX HUNDRED NINE and 27/100 (\$ 2,609.27) Dollars, with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

Twenty-five and no/100 (\$ 25.00) 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 I the said Walter R. McLawhorn, Jr.

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 me the said

Walter R. McLawhorn, Jr. 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 Town of Mountain Inn, at the north intersection of Western and Gulliver Streets, containing a fraction of an acre, and having the following courses and distances, to-wit: Beginning at an Iron Pin located at the North intersection of the sidewalks of Western and Gulliver Streets and running thence with Western Street N.37 W.96 feet to an Iron Pin at a corner of the H. E. Vaughn lot, thence with the H. E. Vaughn lot N.53 E.124 feet to an Iron Pin located at a corner of the Fred H. Wood lot, thence with the Fred H. Wood lot S.37 E.96 feet to an Iron Pin on the North side of Gulliver Street, thence with Gulliver Street S.53 W.124 feet to the beginning point. Bounded on the North by lands now or formerly owned by H. E. Vaughn, on East by lands now or formerly owned by Fred H. Wood, on South by Gulliver Street, and on West by Western Street. This being the same property which was conveyed to mortgagor herein by Sam J. Kellett by deed recorded in the R. M. C. Office for said County in Deed Book 475, page 536.

This is a second mortgage over the above described property. Mortgagee herein holds the first mortgage which was given to it by mortgagor herein dated October 7, 1954 in the original sum of \$37,000.00 and which mortgage has been recorded in the said R. M. C. Office in Real Estate Mortgage Book 612, page 264.