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GREENVILLE CO. S.C. BOOK 675 PAGE 155

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R.M.C.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Beulah Garrett, 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 Two Thousand, Five Hundred and No/100 - - - - - - - - ($ 2,500.00) Dollars, or for future advances which may be made hereunder, from time to time, up to and including the maximum amount named herein, such advances to be repaid so as to be completed within the terms of the original contract, and so long as the monthly payments set out in the note are paid according to contract, this loan shall not be deemed delinquent by reason of said advances, with interest at the rate specified in said note, (the terms of which are incorporated herein by reference) 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 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, become immediately due and payable, and the holder 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, and in Greenville Township, and being known and designated as a portion of Lot No. 304 of the property of Colonia Company, as shown on plat thereof made by Dalton & Neves in February, 1938 and recorded in the R. M. C. office for Greenville County in Plat Book J, at pages 190 and 191, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeast side of North Franklin Road at the corner of Lot No. 303, and running thence along the line of that lot, N. 25-34 E. 185 feet to an iron pin; thence S. 81-06 E. 104 feet, more or less, to an iron pin in the line of Lot No. 305; thence along the line of that lot, S. 25-34 W. 215 feet to an iron pin at the corner of said lot on North Franklin Road; thence along the line of said North Franklin Road, N. 64-26 W. 100 feet to the beginning corner; being the same conveyed to me by Kathleen Garrett Marshall, formerly Kathleen Garrett, by deed dated July 7, 1952 and recorded in the R. M. C. office for Greenville County in Vol. 458, at page 499."