

State of South Carolina, }
 County of Greenville } **MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern: *Jul 15 9 46 AM '57*

We, Ernest L. Leonard and Amy Lee Leonard SEND GREETINGS:

WHEREAS, we the said Ernest L. Leonard and Amy Lee Leonard

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

sum of FIFTY-SIX HUNDRED and no/100----- (\$ 5,600.00) Dollars,

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

Fifty-six and no/100----- (\$ 56.00) 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 Ernest L. Leonard and Amy

Lee Leonard

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

Ernest L. Leonard and Amy Lee Leonard

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 Chick Springs Township, about one mile Southwest of Greer, on the Southeast side of Oakland Avenue, and being known and designated as lot no. Twenty-one (21) of the Pleasant Heights Development of the R. A. and I. B. Dobson property as shown on plat prepared by H. L. Dunahoo, Surveyor, dated Sept. 4-5, 1950; Beginning at a Stake on Southeast side of Oakland Avenue, joint front corner of lots nos. 21 and 22 as shown on said plat, and running thence with the Southeast side of Oakland Avenue S. 39-30 W. 100 feet to a Stake, corner of lot no. 20 as shown on said plat, thence along the line of lot no. 20 S. 53-30 E. 196 feet to a Stake on line of lot no. 34 as shown on said plat, thence with the line of lot no. 34 N. 39-30 E. 100 feet to a Stake, corner of lot no. 22, thence with line of lot no. 22 N. 53-30 W. 196 feet to the beginning point. Bounded by Oakland Avenue, and by said lots nos. 22, 34 and 20. This being the same property which was conveyed to William C. Hudson and Dorothy B. Hudson by Roy M. Dobson by deed recorded in the R. M. C. Office for said County in Deed Book 529, page 33. And being the same property which was conveyed to W. Dennis Smith by William C. Hudson and Dorothy B. Hudson by deed to be recorded forthwith in the said office. This being the same property which was conveyed to mortgagors herein by W. Dennis Smith by deed dated July 12, 1957, which deed will be recorded forthwith in the said office. For a more particular description see the aforesaid plat which has been recorded in said office in Plat Book T, pages 274 and 275.