

State of South Carolina

County of Greenville

MORTGAGE OF REAL ESTATE



Office For
R. M. C.

BOOK 727 PAGE 389

To All Whom These Presents May Concern:

I, C. O. Brown SEND GREETINGS:

WHEREAS, I the said C. O. Brown

in and by my 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 TWO THOUSAND and no/100 (\$ 2,000.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of Twenty and no/100 (\$ 20.00) 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 C. O. Brown

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

C. O. Brown 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 Lenore School District, about nine miles Northwest of Greer, on the East side of State Highway no. 101 (also known as the O'Neal public road), and containing One and 70/100 (1.70) acres, more or less; Beginning at a point in the center of said highway and running thence N.72-00 E.353 feet to an Iron Pin, thence N.23-50 W.210 feet to an Iron Pin, thence S.72-00 W.364.5 feet to a point in said highway, thence with said highway S.26-56 E.212 feet to the beginning point. This being a part of the property which was conveyed to mortgagor herein by Ellen W. Crain by deed recorded in the R. M. C. Office for said County in Deed Book 239, page 409. For a more particular description see plat prepared for mortgagor herein by W. P. Morrow, Registered Land Surveyor, dated Nov. 26, 1954 and which plat has been recorded in said office in Plat Book 1F, page 245.

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 Dec. 3, 1954 in the original sum of \$5,000.00 and which mortgage has been recorded in the said R. M. C. Office in Real Estate Mortgage Book 621, page 525.

*Satisfied and cancellation authorized
C. O. Brown
Woodruff Federal Savings and Loan Assoc.
By: [Signature] 1954*

SATISFIED AND CANCELLED OF RECORD
DAY OF June 19 1954
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:30 O'CLOCK P. M. NO. 11238