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OLLIE FARNSWORTH
R.M.C.

BOOK 735 PAGE 445

STATE OF SOUTH CAROLINA }
COUNTY OF ANDERSON }
GREENVILLE.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Isaac Newton Patterson, Jr.,

of the County and in the State aforesaid - - - - - SEND GREETING:

WHEREAS, I the said Isaac Newton Patterson, Jr. - - - - -

in and by, my certain promissory note, in writing, of even date with these presents am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, of the County and State aforesaid, a body corporate under the laws of the United States, in full and just sum of Sixty-five Hundred and No/100 - - - - - (\$ 6500.00) Dollars with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of Sixty-three and No/100 - - - - - (\$ 63.00) 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 and paid monthly in advance 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 reasonable 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 Isaac Newton Patterson, Jr. - -

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 ANDERSON, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me , the said Isaac Newton Patterson, Jr. - - - - -

in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, 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 ANDERSON, the following described property, to-wit:

All that lot of land in Greenville Township, Greenville County, State of South Carolina, on the Northern side of Beck Avenue in the City of Greenville, being the Western one-half of Lot Number One Hundred and Three (103) and the Eastern one-half of Lot Number One Hundred and Two (102) as shown on Plat of Augusta Road Ranches made by Dalton and Neves in April, 1941, as revised in April, 1942, recorded in Plat Book "M", at page 47, in the office of the Register of Mesne Conveyance for Greenville County, South Carolina, and described as follows: BEGINNING at a stake on the Northern side of Beck Avenue two hundred and fifty-five and nine-tenths (255.9) feet East from Long Hill Street, and running thence North 0 degrees 13 minutes West one hundred and ninety-five and three-tenths (195.3) feet to a stake, thence North 72 degrees 28 minutes East sixty-two and eig-tenths (62.8) feet to a stake, thence South 0 degrees 13 minutes East two hundred and fourteen and five one-hundredths (214.05) feet to a stake on Beck Avenue, thence with the Northern side of Beck Avenue South 89 degrees 47 minutes West sixty (60) feet to the beginning corner; and being the same lot of land conveyed to mortgagor by deed of James V. Patterson dated April 17, 1956, recorded in the aforesaid office of Register of Mesne Conveyance in Deed Book 552, at page 248.