

MAR 27 1 27 PM 1958

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE
R. M. C.

~~COUNTY OF GREENVILLE~~
GREENVILLE COUNTY

To All Whom These Presents May Concern:

I, Louis Rogers SEND GREETINGS:

WHEREAS, I the said Louis Rogers

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 SEVEN THOUSAND and no/100----- (\$ 7,000.00) Dollars,

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

Fifty-nine and 08/100----- (\$ 59.08) 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 Louis Rogers

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

Louis Rogers

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, School District no. 265, and being known as Lots Three (3) and Four (4) on a plat of property entitled "Fleming Heights" made by Robert Jordan, surveyor, dated September 27, 1957 and recorded in Plat Book "KK", page 113, Greenville County R. M. C. Office and having the following outside boundaries, according to said plat. Beginning at an iron pin on the West side of Miller Drive at the joint front corner of Lots 2 and 3 and running thence N.20-52 W.160 feet along the West side of Miller Drive to an iron pin at the joint front corner of Lots 4 and 5; thence S.69-08 W.217 feet along the common line of Lots 4 and 5 to an iron pin on the line of lands now or formerly of the B. F. Flynn Estate; thence S.26-00 E.160.6 feet along the line of said estate to iron pin at the rear corner of Lot no. 2; thence N.69-08 E.204.1 feet along the North side of Lot no. 2 to the beginning corner. Bounded on the North by lot no. 5 as shown on said plat, on East by Miller Drive, on South by lot no. 2 as shown on said plat, and on West by lands now or formerly owned by B. F. Flynn Estate. This being the same property which was conveyed to mortgagor herein by James Edward Fleming, as Executor of the last Will and Testament of John Drayton Fleming, Deceased by deed dated March 13th, 1958 and which deed will be recorded forthwith in said office.

The above described property is subject to certain restrictions as are more particular set forth in Deed Book 586, page 216 in said office.