

APR 28 2 00 PM 1958

BOOK 745 PAGE 215

OLLIE FARNSWORTH
R. M. C.

State of South Carolina
County of GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Ansel T. Grubbs and Frances S. Grubbs SEND GREETINGS:

WHEREAS, we the said Ansel T. Grubbs and Frances S. Grubbs

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 THREE HUNDRED SEVENTY-FIVE & no/100 (\$ 375.00) Dollars,

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

Four and no/100----- (\$ 4.00) 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 Ansel T. Grubbs and Frances

S. Grubbs

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

Ansel T. Grubbs and Frances S. Grubbs

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, on the South side of Hammond Avenue, in the Town of Greer, Chick Springs Township, and being known and designated as lots nos. Five (5), Six (6), Seven (7) and Eight (8) of the A. R. Genoble property as shown on plat prepared by H. S. Brockman, Registered Surveyor, dated Dec. 15, 1952 and which plat has been recorded in the R. M. C. Office for said County in Plat Book FF, page 505 and having the following courses and distances, to-wit: Beginning at a Stake on the South side of Hammond Avenue at the joint front corner of lots nos. 4 and 5 as shown on said plat and running thence with the South side of Hammond Avenue N.89-15 W. 200 feet to a Stake at the joint front corner of lots nos. 8 and 9 as shown on said plat, thence with the joint property line of said last two mentioned lots S.0-45 W.176.7 feet to a Stake at the joint rear corner of said last two mentioned lots, thence S.89-03 E.200 feet to the joint rear corner of said lots nos. 4 and 5, thence with the joint property line of said last two mentioned lots N.0-45 E.178.5 feet to the beginning point. Bounded on the North by Hammond Avenue, on East by said lot no. 4, on South by lands now or formerly owned by Charles E. Taylor, and on West by said lot no. 9. Said lots nos. 6 and 7 were conveyed to mortgagors herein by C. A. Bruce by deed recorded in the R. M. C. Office for said County in Deed Book 581, page 205. Said lots nos. 5 and 8 were conveyed to mortgagors herein by C. A. Bruce by deed dated March 20th, 1958 and which deed will be recorded forthwith in said office. For a more particular description see the aforesaid plat.

This is a second mortgage over part of the above described property.

See Deed Book 5, Deed Book 772 Page 537 Deed to Frank R. Smith

RECORDED IN THE OFFICE OF THE
CLERK OF THE COUNTY OF GREENVILLE,
SOUTH CAROLINA, THIS 28th DAY OF APRIL, 1958.
AT GREENVILLE, SOUTH CAROLINA.