

BOOK 752 PAGE 200

FILED GREENVILLE CO. S. C.

JUL 10 11 33 AM 1958

STATE OF SOUTH CAROLINA
~~COUNTY OF GREENVILLE~~ MORTGAGE OF REAL ESTATE
R. M. C.

GREENVILLE COUNTY

To All Whom These Presents May Concern:

I, James Carlos Styles, SEND GREETINGS:

WHEREAS, I the said James Carlos Styles

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 ONE THOUSAND and no/100----- (\$ 1,000.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of Ten and no/100----- (\$ 10.00) 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 James Carlos Styles

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

James Carlos Styles 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, on the South side of the Hammett Bridge Road, containing Two and 58/100 (2.58) acres, more or less, and being a part of Tract no. Fifteen (15) of the Jno. G. Greer Estate property as shown on plat prepared by H. S. Brockman, Surveyor, dated Sept. 7, 1937 and which plat has been recorded in the R. M. C. Office for said County in Plat Book FF, pages 204 and 205 and having the following courses and distances, to-wit: Beginning at an Iron Pin in said road and which Iron pin is at the joint front corner of lots nos. 15 and 16 as shown on said plat, and running thence with said road S.59-10W.243.5 feet to an Iron Pin located at the Northeast corner of the lot which Pearl Greer Vaughn conveyed to Albert Page by deed recorded in said office in Deed Book 239, page 342, thence with the Albert E. Page property line S.31-00 E.460.9 feet to an Iron Pin located at the Northwest corner of the lot which James E. Biggs conveyed to James Carlos Styles by deed recorded in said office in Deed Book 477, page 157, thence N.53-05 E.94.8 feet to an Iron Pin on North side of Branch, thence N.77-10 E.158 feet to an Iron Pin in a public road and which Iron Pin is on the Westernly property line of said lot no. 16, thence with the last mentioned property line N.31-00 W.497 feet to the beginning point. Bounded on the North by the Hammett Bridge Road, on East by said lot no. 16, on South by the below described 1.27 acre lot, and on West by lands now or formerly owned by Albert E. Page. This being the same property which was conveyed to James E. Biggs by G. S. Watson by deed recorded in said office in Deed Book 277, page 61, LESS the lot conveyed by James E. Biggs to mortgagor herein by deed recorded in said office in Deed Book 477, page 157. This being the same property which was conveyed to mortgagor herein by James E. Biggs by deed recorded in