



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Edith W. Forest and Richard M. Forest and Sandra D. Forest, by their general guardian, Edith W. Forest, of Greenville County

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF

GREENVILLE, in the full and just sum of One Thousand Five Hundred & no/100 (\$1,500.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes se-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of Fifteen and no/100 (\$15.00) Dollars upon the first day of

each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal bal-

ances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 11-7/12 years after date. The note further provides 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, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside 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/we, the said mortgagor(s) 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 GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 GREENVILLE, 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 west side of West Decatur Street, being known and designated as Lot No. 86 according to a plat of property of J. P. Rosamond known as San Souci Development Company prepared by Dalton and Neves, Engineers, July 1930 and recorded in the R. M. C. Office for Greenville County in Plat Book H at Pages 185 and 186, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of West Decatur Street, joint front corner Lots Nos. 85 and 86, and running thence with the joint line of said lots, N. 83-45 W. 268.8 feet to an iron pin in the line of property now or formerly of Union Bleachery & Finishing Company, the joint rear corner of Lots Nos. 85 and 86; thence with the line of said property, the following courses: N. 11-05 W. to an iron pin; thence N. 25-09 E. to an iron pin at the joint rear corner of Lots Nos. 86 and 87, to aggregate distance of said courses is 62.3 feet; thence with the joint line of Lots Nos. 86 and 87, S. 83-51 E. 287 feet to an iron pin on the west side of West Decatur Street, the joint front corner Lots Nos. 86 and 87; thence along the west side of West Decatur Street, S. 6-15 W. 60 feet to the point of beginning. This is the same property conveyed to James M. Forest by E. B. Willis, Jr., by deed dated March 15, 1952 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 453 at Page 96.

The said James M. Forest died intestate November 19, 1956 leaving as his sole surviving heirs, Edith W. Forest, Richard M. Forest and Sandra D. Forest as is more particularly shown in the Office of the Probate Judge for Greenville County in Apartment 655, File 34.

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RECEIVED AND CANCELLED
First Federal Savings and Loan Association
Greenville, S.C.

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FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE
GREENVILLE, S.C.