



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, James A. Brown 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 Twenty Thousand and No/100 (\$ 20,000.00) 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

One Hundred, Thirty-Seven and 58/100 - - (\$ 137.58) 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 balances, 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 20 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, in Paris Mountain Township, on the eastern side of S. C. Highway No. 104 (also known as Hunt's Bridge Road) and containing 7.33 acres, more or less, as shown on plat of Property of James A. Brown by C. O. Riddle, Surveyor, dated March 21, 1958 and recorded in the R. M. C. office for Greenville County in Plat Book PP, Page 104, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the eastern side of S. C. Highway No. 104 at the corner of property now or formerly belonging to T. T. Farr Estate and running thence along the eastern side of said highway, S. 6-56 E. 325 feet to an iron pin at the corner of other property of Eunice Greene Farr; thence with her line, N. 82-04 E. 249.5 feet to an iron pin; thence still with Eunice Green Farr's line, N. 65-19 E. 800.5 feet to an iron pin in the line of property now or formerly belonging to W. C. Farr Estate; thence along W. C. Farr Estate line, N. 8-55 W. 250 feet to an iron pin in the line of property now or formerly belonging to T. T. Farr Estate; thence along line of T. T. Farr Estate, S. 73-20 W. 1,018.9 feet to the beginning corner; being the same conveyed to me by Eunice Greene Farr by her deed dated May 24, 1958 and recorded in the R. M. C. office for Greenville County in Deed Vol. 599, at page 70."

ALSO: "All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being triangular in shape and being the western tip of Lot No. 25 of Indian Hills, plat of which is recorded in Plat Book QQ at page 11, and as revised by plat recorded in Plat Book \_\_\_ at Page \_\_\_, and having the following metes and bounds, to-wit:

"BEGINNING at a point on Hiwassee Drive, at joint corner of property of J. Frank Williams and the mortgagor, and running thence with the line of mortgagor's property, N. 81-40 E., 17.5 feet to a point in line of Lot No. 25; thence with line of said lot, S. 65-06 W., 14.1 feet to a point on Hiwassee Drive; thence with Hiwassee Drive, N. 54-10 W., 6.0 feet to the point of beginning; being the same conveyed to me by J. Frank Williams by his deed dated Feb. 27, 1959, to be recorded herewith."

REVISED 10-1-57 MITCHELL PRINTING CO.

SATISFIED AND CANCELLED BY DEED OF JAMES A. BROWN... R. M. C. FOR GREENVILLE COUNTY, S. C. AT 11:22 O'CLOCK A.M. ON 11/11/59

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 784 PAGE 464