



3 29 10 01 AM 1960

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Frank E. Friddle, of Greenville County,

SEND GREETINGS:

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

VILLE, in the full and just sum of Five Thousand, Seven Hundred and no/100 - (\$5,700.00) 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

Forty-Eight and 10/100 - - - - - (\$ 48.10) 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 15 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, Butler Township, lying east of Hudson Road, containing 2 acres, together with a 25-foot easement from said property to Hudson Road, and having, according to a plat of property of M. E. and Lillian M. Hudson dated January 17, 1958, prepared by C. O. Riddle, R. L. S., the following metes and bounds, to-wit:

"BEGINNING at an iron pin, which iron pin is S. 74-47 E. 704.8 feet from an old iron pin on the Eastern side of Hudson Road, at the joint front corner of lands of M. E. Hudson, et al. and Bramlett and running thence N. 15-11 E. 416.85 feet to an iron pin; thence S. 74-47 E. 209 feet to an iron pin; thence S. 15-11 W. 416.85 feet to an iron pin; thence N. 74-47 W. 209 feet to an iron pin, the point of beginning.

"Together with a 25-foot easement for ingress and egress from said 2 acres to Hudson Road, which easement according to the above mentioned plat has the following metes and bounds, to-wit: BEGINNING at an old iron pin on the eastern side of Hudson Road at the corner of Bramlett property, and running thence with Bramlett's line, S. 74-47 E. 704.8 feet to an iron pin; thence N. 15-11 E. 25 feet to a point; thence N. 74-47 W. 714.3 feet to a point on the eastern side of Hudson Road; thence with the Eastern side of Hudson Road, S. 4-26 W. 25.2 feet to an old iron pin, the point of beginning."

It is expressly understood and agreed that said 25-foot easement for ingress and egress is absolutely necessary for the use and enjoyment of said 2 acres of land; that the same shall run with the land and shall be considered an easement appurtenant and inures to the benefit of the mortgagee and its successors and assigns.

REVISED 10-1-57 MITCHELL PRINTING CO.

PAID, SATISFIED AND CANCELLED First Federal Savings and Loan Association of Greenville, S. C.

Myrtle R. Hutchinson

July 3, 1962

Witness Jean Harat

SATISFIED AND CANCELLED OF RECORD

3 DAY OF July 1962 Ollie Dannerworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 4:4 O'CLOCK P. M. NO. 756