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BOOK 854 Page 579

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

L. Iva Cecil Stewart, 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 GREEN-

VILLE, in the full and just sum of Eleven Thousand and No/100 - - - - - (\$11,000.00.) 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

Seventy-Eight and 81/100 - - - - - (\$ 78.81) 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, Paris Mountain Township, being part of an unsubdivided section of the property of Lloyd W. Gilstrap as shown on plat thereof prepared by Dean C. Edens, R. L. S., August 10, 1957 and recorded in the R. M. C. office for Greenville County in Plat Book OO, at pages 66 and 67, and being also known and designated as Lot No. 34 and the southwestern one-half of Lot No. 33 as shown on a subsequent revision of said plat which is not yet recorded, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the joint rear corner of Lots Nos. 23 and 24 as shown on the above mentioned plat recorded in Plat Book OO, at pages 66 and 67, and running thence along the joint line of Lots Nos. 34 and 35 as shown on the revised plat, S. 38-30 E. 145 feet to a nail cap in the center of the old Farr's Bridge Road; thence along the center of the old Farr's Bridge Road, N. 80-40 E. 46.5 feet to a nail cap in the center of said road; thence continuing along the center of said road, N. 46 E. 66 feet to a nail cap at the joint front corner of Lots Nos. 33 and 34 as shown on the revised plat; thence continuing with the center of said road, N. 46 E. 52.5 feet to a nail cap in the center of the front line of Lot No. 33; thence along a new line through the center of Lot No. 33, N. 38-30 W. 145 feet, more or less, to a point in the center of the rear line of Lot No. 22; thence along the rear lines of Lots 22 and 23, S. 51-50 W. 150 feet to the beginning corner; being the same conveyed to me by Lloyd W. Gilstrap by deed of even date, to be recorded herewith."