

GREENVILLE
SEP 8 10 10 AM 1969

BOOK 868 PAGE 156

State of South Carolina

MORTGAGE OF REAL ESTATE

County of Greenville

To All Whom These Presents May Concern:

We, Otis T. Q. Ponder and Irene H. Ponder SEND GREETINGS:

WHEREAS, we the said Otis T. Q. Ponder and Irene H. Ponder,

in and by our certain promissory note, in writing, of even date with these presents, are well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just

sum of FIFTY-NINE HUNDRED and no/100--- (\$ 5,900.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

Forty-nine and 79/100--- (\$ 49.79) 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 we the said Otis T. Q. Ponder and Irene H. Ponder

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 us the said

Otis T. Q. Ponder and Irene H. Ponder 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, near the City of Greenville, in Butler Township, and according to Plat of property of Lucy M. Cunningham, prepared by R. K. Campbell, dated December 9, 1959, being more particularly described as follows: Beginning at a point on the West side of Mitchell Road, joint corner of property conveyed to Leland Cunningham by Deed recorded in Deed Book 512, page 187, and running thence with the line of said property (passing through an iron pin 15.3 feet from said Road), S. 81-04 W. 1287 feet to an iron pin in the line of Gibson property; thence with the line of said property, S. 32-00 E. 193 feet to an iron pin at the rear corner of J. B. Chapman lot; thence with the line of said property, S. 89-16 E. 1200.5 feet to an iron pin on the West side of Mitchell Road; thence with the West side of said Road, N. 4-55 W. 327 feet to the beginning, containing 7.05 acres, more or less. This being the same property which was conveyed to mortgagors herein by Lucy M. Cunningham by deed recorded in the R. M. C. Office for said county in Deed Book 641, page 195.

Witness my hand and seal this 14th day of August 1969
By Virginia Hunter
with Jane C. Turney

14 August 69
Ollie Farnsworth
10:22 A 3726