

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
GREENVILLE COUNTY

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

10-22-1951

I, James A. Sudduth, SEND GREETINGS

WHEREAS, I, the said James A. Sudduth

in and by MY certain promissory note, in writing, of even date with these presents, AM well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of FIFTY-SEVEN HUNDRED and no/100 (\$ 5,700.00) Dollars,

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

Fifty-seven and no/100 (\$ 57.00) 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 I, the said James A. Sudduth

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 the said

James A. Sudduth

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, in Highland Township, about nine miles northwest of Greer, on the East side of the O'Neal public road, containing two and 57/100 (2.57) acres, more or less; Beginning at an Iron Pin in said public road, and which Iron Pin is at the northwest corner of the George W. Few lands and running thence from said Iron Pin and with said public road N. 23-50 W. 308 feet to an Iron Pin in said road, thence N. 72-00 E. 353 feet to an Iron Pin, thence S. 10-15 E. 421 feet to an Iron Pin on the George W. Few property line, thence with the said property line N. 85-30 W. 285 feet to the beginning point, bounded on the North and East by lands now or formerly owned by C. O. Brown, on South by lands now or formerly owned by George W. Few, and on the West by the O'Neal public road (said road also known as the Gap Creek Road). This being the same property which was conveyed to Morris G. Brown by C. O. Brown by deed recorded in the R. M. C. Office for said county in Deed Book 515, page 51. And being the same property which was conveyed to mortgagee herein by Morris G. Brown by deed dated this date, which deed will be recorded forthwith in the said office. For a more particular description see plat prepared for C. O. Brown by W. P. Morrow, Registered Land Surveyor, dated Oct. 23, 1951, and which plat has been recorded in said office in Plat Book T, page 377.