

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, James D. Cordell SEND GREETINGS:

WHEREAS, I, the said James D. Cordell

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 SEVENTEEN THOUSAND and no/100----- (\$ 17,000.00) Dollars,

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

One Hundred Twenty-one and 80/100----- (\$ 121.80) 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 thereafter to the payment of principal; said note further providing that if at any time any portion of the principal or interest 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 D. Cordell

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 me, the said

James D. Cordell 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, on the South side of Sandra Avenue, near the City of Greenville, containing Four (4) acres, more or less, and having the following courses and distances, to-wit: Beginning at an Iron Pin in Sandra Avenue, and running thence S.31-00 W.520.5 feet to Iron Pin set in concrete, thence N.66-31 W.329 feet to Iron Pin, thence N.31-00 E.562.4 feet to an Iron Pin on North side of Sandra Avenue, thence with North side of said avenue S.59-10 E. 325 feet to the beginning point. This being the same property which was conveyed to mortgagor herein by E. J. and Florence P. Long by deed recorded in the R. M. C. Office for said County in Deed Book 647, page 351. For a more particular description see plat prepared for mortgagor herein by Jones and Southerland, Engineers, dated Feb. 15, 1960 and which plat will be recorded forthwith in said office.

ALSO

The easement or right of way over and across Sandra Ave. (formerly known as Sandal Avenue) for purposes of ingress and egress to and from the White Horse Road, which is more particular set forth in the above mentioned deed.