



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, John Conits, 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 Twenty-One Thousand and No/100 - - - - - (\$21,000.00.) 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

Two Hundred Thirty and 52/100 - - - - - (\$230.52) 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 10 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, on the northeastern side of Buncombe Street, in the City of Greenville, known and designated on the City Block Book as Lot 16, Block 3, Page 11, and having, according to a plat entitled "Survey for Cordell and Conits" made by Piedmont Engineering Service, January 23, 1957, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeastern side of Buncombe Street, which iron pin is 50.7 feet from the southeast intersection of Buncombe Street and Viola Street (formerly known as Parker Street) and running thence N. 49-34 E. 155.4 feet to an old iron pin; thence S. 43-29 E. 66 feet to an old iron pin; thence S. 47-47 W. 88 feet to an old iron pin; thence S. 48-26 W. 80.2 feet to an iron pin in the northeast side of Buncombe Street; thence with said street, N. 32-57 W. 70.8 feet to an iron pin at the point of beginning; and being the same conveyed to John Conits, the mortgagor herein, by Talmer Cordell by deed dated March 29, 1957 and recorded in the R. M. C. office for Greenville County in Deed Vol. 574, at page 68."

ALSO: "All that piece, parcel, or lot of land, adjoining the above described property, situate, lying and being on the northeastern side of Buncombe Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated on the City Block Book as Lot 17, Block 3, Page 11, and having, according to a plat entitled "Survey for Cordell and Conits" made by Piedmont Engineering Service, January 23, 1957, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeastern side of Buncombe Street, said iron pin being 8 feet from the northwest corner of a three-story building now or formerly of Flynn Bros., and running thence with the northeastern side of Buncombe Street, N. 32-57 W. 73.25 feet to an iron pin, corner of property of John Conits being described above; thence along the line of said property, N. 48-26 E. 80.2 feet to an iron pin in a 10-foot party alley; thence with the south side of said alley, S. 33-19 E. 85.2 feet to an iron pin; thence S. 57-03 W. 79.8 feet to an iron pin on the northeastern side of Buncombe Street, the point of beginning, and being the same property conveyed to John Conits, the mortgagor.

(continued on next page)

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 1 PAGE 563

Handwritten signatures and dates: Ollie Farnsworth, Jan 12, R. M. C. OFFICE, AT 2:33 PM JAN 12 1957