

JUN 15 10 41 AM 1962

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Carol D. Groce and June L. Groce SEND GREETINGS:

WHEREAS, we the said Carol D. Groce and June L. Groce

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 NINE THOUSAND and no/100--- (\$ 9,000.00) Dollars;

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

Sixty-four and 48/100--- (\$ 64.48) 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 Carol D. Groce and June L.

Groce

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

Carol D. Groce and June L. Groce,

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, Chick Springs Township, on the South side of Bessie Avenue, being known and designated as lot no. Thirty-nine (39) of the Woodland Heights property of the I. M. Wood Estate as shown on plat prepared by H. S. Brookman, Registered Surveyor, dated Oct. 28, 1955 and which plat has been recorded in the R. M. C. Office for said County in Plat Book GG, page 151, and having the following courses and distances, to-wit: Beginning at an Iron Pin on the South side of Bessie Avenue at the joint front corner of lots nos. 38 and 39, as shown on said plat, and running thence with the South side of Bessie Avenue N. 45-18 E. 100 feet to an Iron Pin at the joint front corner of lots nos. 39 and 40 as shown on said plat, thence S. 39-19 E. 190 feet to an Iron Pin at the joint rear corner of lots nos. 39, 40, 41 and 32 as shown on said plat; thence S. 45-18 W. 100 feet to an Iron Pin at the joint rear corner of lots nos. 32, 33, 38 and 39 as shown on said plat, thence N. 39-15 W. 190 feet to the beginning point. Bounded on the North by Bessie Ave., on East by said lot no. 40, on South by said lot no. 32, and on West by said lot no. 38. This being the same property which was conveyed to Marion E. Hamby and June Edwards Hamby by E. Inman, Master by deed recorded in said office in Deed Book 610, page 236. And being the same property which was conveyed to mortgagors herein by Marion E. Hamby and June Edwards Hamby by deed dated this date, which deed will be recorded forthwith in the said office. For a more particular description see the aforesaid plat.