



FILED JUN 22 2 14 PM 1962 R.M.C. OFFICE FOR GREENVILLE COUNTY S.C.

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

L. M. G. Proffitt, 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 GREENVILLE, in the full and just sum of Fourteen Thousand and No/100 - - - - - (\$ 14,000.00) 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 secured hereby), said note to be repaid with interest at the rate specified therein in installments of One Hundred and 31/100 - - - - - (\$ 100.31) 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 balance, 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 20 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 a fee (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, being known and designated as Lot #294 of a subdivision known as Gower Estates, Map B according to a plat thereof prepared by R. K. Campbell, R. L. S., and recorded in the R. M. C. Office for Greenville County in Plat Book XX, at Pages 36 and 37 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southern side of Amber Drive, joint corner of Lots 291 and 294 and running thence along the rear lines of Lots 291 and 292, S. 9-44 W. 187.3 feet to an iron pin at the corner of Lot 300; thence along the rear lines of Lots 300 and 299, N. 82-41 E. 130.6 feet to an iron pin at the joint rear corner of Lots 294 and 295; thence with the joint line of said lots, N. 7-20 W. 175 feet to an iron pin on the southern side of Amber Drive; thence with the southern side of Amber Drive, S. 85-41 W. 76 feet to the point of beginning, being the same property conveyed to me by Conyers & Gower, Inc. by its deed dated June 21, 1962 to be recorded herewith."

REVISED 10-1-57

PAID, SATISFIED AND CANCELLED First Federal Savings and Loan Association of Greenville, S. C.

Thomas M. Goss Sec. Vice President

Witnesses Thomas W. Mahaffey Thomas M. Goss

SATISFIED AND CANCELLED OF RECORD 3 DAY OF JUNE 1962 R.M.C. FOR GREENVILLE COUNTY S.C. AT 11:50 O'CLOCK P.M. NO. 215053