



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Botany Woods Building and Sales Company, Incorporated, a South Carolina corporation with its principal place of business in Greenville, S. C.,

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,

VILLE, in the full and just sum of Ten Thousand, Five Hundred and No/100 - - (\$ 10,500.00) 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 on or before

eighteen (18) months from 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, in Greenville Township, located at the northeastern intersection of Summit Drive and Northwoods Avenue and being known and designated as Lot No. 2 according to plat of property of Furman C. Smith and G. Herman Walker, plat recorded in the R. M. C. Office for Greenville County in Plat Book S, Page 3, and having the following metes and bounds according to said plat:

"BEGINNING at an iron pin at the northeastern intersection of Summit Drive and Northwoods Avenue and running thence along the eastern side of Summit Drive, N. 1-26 E. 85 feet to iron pin at corner of Lot No. 1; thence along line of Lot No. 1, S. 87-14 E. 160 feet to iron pin on line of Lot No. 5; thence along the line of Lot No. 5, S. 1-26 W. 84.2 feet to iron pin on the northern side of Northwoods Avenue; thence along Northwoods Avenue, N. 87-34 W. 160 feet to the beginning corner; being the same conveyed to the mortgagor corporation by Joseph D. Gibson and Mary W. Gibson by deed dated July 3rd, 1962, to be recorded herewith."

LESS, HOWEVER, that strip of land on Summit Drive conveyed to the City of Greenville by Joseph D. Gibson and Mary W. Gibson, for street purposes, by deed recorded in Deed Vol. 481, page 193.

REVISED 10-1-57. MITCHELL PRINTING CO.

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

Handwritten signature: Herman W. Beeding, 1963

Witness: Peggy Papp

SATISFIED AND CANCELLED OF RECORD 33. BY OF 1963 R. M. C. FOR GREENVILLE COUNTY, S. C. AT 12:160' CLOCK P.M. NO. 26935