

SEP 10 11 24 AM 1962

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, James B. Sudduth and Marjorie D. Sudduth SEND GREETINGS:

WHEREAS, we the said James B. Sudduth and Marjorie D. Sudduth

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 FOUR THOUSAND and no/100--- (\$ 4,000.00) Dollars,

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

Forty and no/100--- (\$ 40.00) 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 James B. Sudduth and Mar-

jorie D. Sudduth

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

James B. Sudduth and Marjorie D. Sudduth

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 West side of the Gibbs Shoals Road and on the North side of the old Greenville-Spartanburg Road, in Chick Springs Township, and having the following courses and distances, to-wit: Beginning at a Nail and Stopper in the center of the Gibbs Shoals Road at the intersection of the old Greenville-Spartanburg Road, and running thence with the last mentioned road S.50-00 W.254 feet to a point in said old Greenville-Spartanburg Road, thence N.32-15 W.102.5 feet to an Iron Pin; thence N.52-47 E.264.5 feet to a Nail and Stopper in the center of the Gibbs Shoals Road (Iron Pin on Western bank of said last mentioned road), thence with the center of the Gibbs Shoals Road S.25-00 E.91 feet to the beginning point. Bounded on the North and West by lands now or formerly owned by W. M. Dillard, on the East by the Gibbs Shoals Road, and on South by the old Greenville-Spartanburg Road. This being the same property which was conveyed to R. D. Ward by Kenneth V. Dillard by deed recorded in the R. M. C. Office for said County in Deed Book 654, page 49. This being the same property which was conveyed to Woodruff Federal Savings and Loan Association by R. D. Ward by deed dated July 27, 1962, which deed will be recorded forthwith in the said office. And being the same property which was conveyed to mortgagors herein by Woodruff Federal Savings and Loan Association by deed dated September 1, 1962, which deed will be recorded forthwith in the said office.