

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Michael H. Farmer and Betty Jane Ellison SEND GREETINGS

WHEREAS, we the said Michael H. Farmer and Betty Jane Ellison

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 TEN THOUSAND and no/100-- (\$10,000.00) Dollars,

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

Seventy-one and 63/100-- (\$71.63) 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 Michael H. Farmer and Betty

Jane Ellison

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

and also in consideration of the further sum of Three Dollars to us the said

Michael H. Farmer and Betty Jane Ellison

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, situated and being in the State of South Carolina, County of Greenville, on the South-east side of the old Chick Springs Road, in Chick Springs Township, in the Parish of Baptist Church, and having the following courses and distances, to-wit: Beginning at a well in the center of said road at the corner of the Roxie J. Kofine property and running thence with the corner of said road S. 31-05 W. 111 feet to corner of the J. M. Miller, Jr. property, thence with the J. M. Miller, Jr. property line S. 2-50 W. 112 feet to an Iron Pin at a corner of the Ralph R. Ellison, Jr. property, thence with the J. M. Miller, Jr. property line S. 2-50 W. 112 feet to an Iron Pin on the Roxie J. Kofine property, thence with said last mentioned property line S. 2-50 W. 112 feet to the beginning point. This being the same property which was conveyed to mortgagors herein by Ralph R. Ellison, Jr. as stated Sept. 11, 1962 and which deed will be recorded forthwith in the S. M. C. Office for said County. For a more particular description see plat prepared for Ralph R. Ellison, Jr. by John A. Wilson, S. M. C. Surveyor, dated Sept. 7, 1962 and which plat will be recorded forthwith in said office.