



FILED
GREENVILLE CO. S. C.
FEB 8 10 40 AM 1953
OLLIE FARMWORTH
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

William Goldsmith Company, 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 GREEN-

VILLE, in the full and just sum of Forty Thousand and No/100----- (\$40,000.00) 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 se-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of _____

Three Hundred Thirty-Two and 18/100----- (\$ 332.18 _____) 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 balances, 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 15 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 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, on the West side of Main Street, between Carrier Street and Stone Avenue, in the City of Greenville, with the following lines:

"BEGINNING at an iron stake on the west line of North Main Street, 235 feet from the north corner of lot bargained by W. C. Cleveland to W. H. Hammett and running thence N. 77 W. 246 feet to an iron pin in the east side of an alley; thence with said alley, N. 13 E. 58 feet to an iron stake in Thomas Sloan's line; thence with Thomas Sloan's line, S. 85 1/2 E. 83 feet to an iron pin in J. P. Goodwin's line; thence with J. P. Goodwin's line, S. 77 E. 172 feet to an iron stake in the west line of Main Street; thence with Main Street, S. 19 W. 75 feet to the beginning corner.

ALSO, All that certain piece, parcel or lot of land with the buildings and improvements thereon on the West side of North Main Street in the City of Greenville, adjoining land of W. N. Watson and described as follows:

BEGINNING at a point, corner of W. N. Watson's lot on the west side of North Main Street and running thence along line of Watson, N. 76-50 W. 187.5 feet to a point; thence N. 5-04 E. 25 feet to a point; thence S. 76-50 E. 194 feet to a point on said North Main Street; thence with the west side of North Main Street, S. 19-55 W. 25 feet to the beginning corner; being the same conveyed to the mortgagor corporation by deeds of Eugene Bailey Watson and The Peoples National Bank of Greenville, South Carolina, as Executor and Trustee under the will of William N. Watson, Jr., deceased, recorded in the R. M. C. Office for Greenville County in Deed Vol. 701, at page 448 and Deed Vol. 701, at page 451, respectively."