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BOOK 828 PAGE 231

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Talmer Cordell

SEND GREETINGS:

WHEREAS, I the said Talmer Cordell

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of SIXTEEN THOUSAND and no/100--- (\$ 16,000.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of One Hundred Thirty-five and 02/100--- (\$ 135.02) 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 I, the said Talmer Cordell

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 me the said

Talmer Cordell

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 Southwest side of Bertrand Terrace, near the City of Greenville, being shown as Lot No. 43 on plat of Section A of Mansfield Park, made by Piedmont Engineering Service, December, 1960, revised June, 1962, recorded in the R. M. C. Office for Greenville County in plat book XX, page 53, and having according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin on the Southwest side of Bertrand Terrace at joint front corner of Lots 47 and 43 and runs thence along the line of Lot 47, S. 73-00 W. 136 feet to an iron pin; thence S. 4-26 W. 118.7 feet to an iron pin; thence with the line of Lot 49 N. 68-05 E. 180 feet to an iron pin; thence with the curve of Bertrand Terrace (the chord being N. 17-09 W. 95 feet) to the beginning corner. This being the same property which was conveyed to mortgagor herein by William R. DuVernet, et al by deed which has been recorded in the said office in Deed Book 722, page 299.