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GREENVILLE CO. S. C.  
SEP 21 11 34 AM 1964  
OLLIE FARNSWORTH  
R. M. C.

BOOK 972 PAGE 437



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Oris E. Crout and Kathryn C. Crout, of Greenville County,

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Fifteen Thousand and No/100----- (\$ 15,000.00 ) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Ninety-Four and 37/100----- (\$ 94.37 ) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said 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 days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Butler Township, near the City of Greenville, and being known and designated as Lot Number 76 of a subdivision known as McSwain Gardens, a plat of which is of record in the R. M. C. Office for Greenville County in Plat Book GG at Page 75, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northwestern side of Linwood Avenue at the joint corner of Lots 75 and 76 and running thence N. 38-31 W. 152.9 feet to a point; thence N. 07-41 W. 83.3 feet to a point at the joint rear corner of Lots 75 and 76; thence N. 80-30 E. 122.1 feet to a point on the Western side of McSwain Drive at the joint corner of Lots 76 and 77; thence with the Western side of McSwain Drive, S. 15-04 E. 55.5 feet to a point; thence continuing with the Western side of McSwain Drive, S. 11-51 E. 100.5 feet to a point; thence following the curvature of the Northwestern intersection of McSwain Drive with Linwood Avenue (the chord of which is S. 19-01 W. 42.8 feet) to a point; thence with the Northwestern side of Linwood Avenue, S. 49-53 W. 46 feet to the point of beginning; being the same conveyed to us by William R. Timmons, Jr. by deed dated July 26, 1963, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 728, at Page 280.

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

*William R. Timmons, Jr.*  
Asst. Secy. Treasurer Vice President

*Delaware 27* 19*64*

Witness *Judith Williams*

SATISFIED AND CANCELLED OF RECORD

*3* DAY OF *Nov.* 19*64*

*OLLIE FARNSWORTH*

R. M. C. FOR GREENVILLE COUNTY, S. C.

*2:03* O'CLOCK *P.* M. NO. *12543*