

SEP 25 11 29 AM 1964



OLLIE FARNSWORTH
R. BOOK 973 PAGE 228

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, C. B. Howard and Harry M. Dawley, III, 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

Eighteen Thousand, Five Hundred and No/100-----(\$ 18,500.00) 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 One Hundred Nineteen and 20/100-----(\$ 119.20) 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, near the City of Greenville, being known and designated as Lots 11, 12 and a portion of Lot 13, Enchanted Forest, plat of which is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book YY at page 123, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of the turnaround on Enchanted Circle, joint front corner of Lots Nos. 10 and 11 (being in the center of a 20-foot drainage easement), and running thence with the joint line of said lots, N. 79-30 E. 123 feet to an iron pin at the corner of Lot No. 7; thence with the line of Lot No. 7 (still being in the center of said 20-foot drainage easement), S. 31-38 E. 118.2 feet to an iron pin in the line of Lions Club property; thence with the line of said property, S. 56-22 W. 256 feet to an iron pin; thence with a new line through Lot No. 13, N. 9-57 W. 144 feet to an iron pin on the southern side of the turnaround of Enchanted Circle; thence with the turnaround of Enchanted Circle, following the curvature thereof, the chords of which are as follows: S. 85-23 E. 25.6 feet, N. 51-03 E. 50 feet, N. 10-01 W. 50 feet to the beginning corner; Lots 11 and 12 being the same conveyed to us by Frank Ulmer Lumber Company by deed dated September 24 , 1964, to be recorded herewith, and the said portion of Lot 13 is the same conveyed to us by J. L. Quinn Realty Co. by deed dated September 23 , 1964, at this time unrecorded.

SATISFIED AND CANCELLED OF RECORD

16th DAY OF Feb 1979

Morris A. ...

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

1:41 O'CLOCK P. M. NO. 6973

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFIED IN BOOK 112 PAGE 863