



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Plumer Perkins and Ruby C. Perkins, 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...

Four Thousand, Seven Hundred and No/100----- (\$ 4,700.00) 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 Fifty-Three and 37/100----- 53.37 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 10 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, within the corporate limits of the City of Greenville on the southern side of West Hillcrest Drive, being known and designated as Lots 11 and 12 of a subdivision known as Druid Hills as shown on plat thereof prepared by Dalton & Neves, Engineers, January, 1947, and recorded in the R. M. C. Office for Greenville County in Plat Book P at Page 113 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southern side of West Hillcrest Drive, joint front corner of Lots 10 and 11 and running thence with the southern side of West Hillcrest Drive, following the curvature thereof, the chords of which being as follows: N. 46-16 E. 50 feet, N. 57-34 E. 70.9 feet, N. 74-58 E. 70 feet to the joint front corner of Lots 11 and 12, S. 86-32 E. 50 feet, S. 71-44 E. 50 feet and S. 53-39 E. 68.2 feet to an iron pin at the intersection of West Hillcrest Drive and Fairview Avenue; thence with the western side of Fairview Avenue, S. 23-39 W. 37.6 feet to an iron pin; thence continuing with said avenue, S. 34-29 W. 102.8 feet to an iron pin at the corner of Lot 13; thence with the line of Lot 13, N. 77-36 W. 100 feet to an iron pin at the rear of Lot 10; thence with the line of Lot 10, N. 65-45 W. 157 feet to the beginning corner.

LESS, HOWEVER, two parcels off of Lot 12 fronting on the southern side of West Hillcrest Drive of approximately 1.5 feet in width and 30 feet in length as shown on plat prepared by the City of Greenville Engineering Department, dated May 14, 1955, which parcels were used for widening and improving West Hillcrest Drive; Lot 12 being the same property conveyed to Pulmer Perkins by Aubrey C. Shives by deed dated May 27, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 617 at Page 226 and Lot 11 conveyed to Pulmer Perkins and Ruby C. Perkins by Peter Regina by deed dated June 23, 1950 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 412 at Page 204."

Revised July, 1964
MITCHELL PRINTING CO.

SATISFIED AND CANCELLED OF RECORD
14 DAY OF Oct. 1975
Dennis L. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:37 O'CLOCK A. M. NO. 9935

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 33 PAGE 675