



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Edward Kirby, Jr. and Dorothy S. Kirby, 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

Three Thousand, Eight Hundred and No/100----- (\$ 3,800.00) 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 Forty-Three and 15/100----- (\$ 43.15) 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, on the Eastern side of Webster Street in the Slater Manufacturing Company Village, and known and designated as Lot 27, Block D, as shown on a plat entitled "Plat of Village, S. Slater & Sons, Slater, S. C.", made by J. E. Sirrine & Co., Engineers, Greenville, South Carolina, on July 10, 1940, and recorded in the R. M. C. Office for Greenville County in Plat Book M, at pages 148 and 149, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Webster Street at the joint front corner of Lots 26 and 27, and running thence along the common line of said two lots, N. 87-26 E. 125 feet to an iron pin at the northwestern corner of Lot 6; thence along the western line of Lot 6, S. 2-34 E. 70 feet to an iron pin at the joint rear corner of Lots 27 and 28; thence along the common line of said two lots, S. 87-26 W. 125 feet to an iron pin on the western side of Webster Street; thence along the Western side of Webster Street, N. 2-34 W. 70 feet to an iron pin, the point of beginning; being the same conveyed to us by Claude A. Crocker and Myra A. Crocker by deed dated April 9, 1954 and recorded in the R. M. C. office for Greenville County in Deed Vol. 497, at page 403.

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

Mary C. Kelleth
asst. Secy
12-18 1970
Witness Glenda Hillis

SATISFIED AND CANCELLED OF RECORD
8 DAY OF Jan. 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:23 O'CLOCK P. M. NO. 15795