

JAN 4 10 19 AM 1965



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Iberia S. Singleton, 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

Five Thousand, Four Hundred and No/100----- (\$ 5,400.00) 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-Four and No/100----- (\$ 54.00) 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 11-1/2 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, Austin Township, within the corporate limits of the City of Mauldin, being known and designated as Lot No. 142 of a subdivision known as Glendale as shown on a plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book QQ at Pages 76 and 77 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Drury Lane at joint front corner of Lots 141 and 142 and running thence with the southern side of Drury Lane, S. 74-53 E. 104.7 feet to an iron pin; thence following the curvature of the southwestern intersection of Drury Lane with North Golden Strip Drive, the chord of which being S. 34-53 E. 38.4 feet to an iron pin on the western side of North Golden Strip Drive; thence with the western side of North Golden Strip Drive, S. 5-06 W. 164.6 feet to an iron pin, joint rear corner of Lots 17 and 142; thence with the line of Lot 17, N. 70-16 W. 64.1 feet to a point at the joint rear corner of Lots 17 and 18; thence with the line of Lot 18, N. 71-23 W. 99.25 feet to an iron pin, joint rear corner of Lots 141 and 142; thence with the joint line of said lots, N. 15-07 E. 175.5 feet to the beginning corner.

The above described property is the same conveyed to F. B. Singleton and Iberia S. Singleton by William R. Timmons, Jr. by deed dated January 20, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 667 at Page 72. The said F. B. Singleton (same as Fred Ballard Singleton) died intestate on the 28th day of November, 1961 leaving as his sole heirs at law his five children, Hazel Loree S. Kern, Mary Helen S. Garrett, Charles Nolan Singleton, William Donald Singleton, and Linda Faye Singleton, and his widow, Iberia S. Singleton (same as Frances S. Singleton). The said five children conveyed all of their right, title and interest in and to the above described property to Iberia S. Singleton by deed dated September 14, 1964, and recorded in the R. M. C. Office for Greenville County in Deed Vol. , at Page

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FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 31 PAGE 636

SATISFIED AND CANCELLED OF RECORD 15 DAY OF July 1975 E. M. C. FOR GREENVILLE COUNTY, S. C. AT 10:31 O'CLOCK 74 NO. 1200