

RECORDED
GREENVILLE COUNTY, S. C.
JUL 25 2 13 PM 1967
CLERK OF COURTH



State of South Carolina }
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Florrie G. Guess, 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

Six Thousand and No/100----- (\$ 6,000.00) 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 Sixty-Six and 62/100----- (\$ 66.62) 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, Greenville Township, in the City of Greenville, on Mills Avenue, and being known and designated as Lots Nos. 11 and 13 of Block "G" as shown on plat of property of O. P. Mills made April 1924 and recorded in the R. M. C. Office for Greenville County in Plat Book F, at Page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Mills Avenue at the joint front corner of Lots Nos. 9 and 11, and running thence with the southeastern side of Mills Avenue, S. 45-27 W. 120 feet to an iron pin at the joint front corner of Lots 13 and 15; thence with the joint line of said lots, S. 44-33 E. 180 feet to an iron pin on the northwestern side of a 16-foot alley; thence with the northwestern side of said alley, N. 45-27 E. 120 feet to an iron pin at the joint rear corner of Lots 9 and 11; thence with the joint line of said lots, N. 44-33 W. 180 feet to the point of beginning.

By deed dated July 26, 1956 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 558, at Page 250, J. F. Guess, Jr. conveyed his undivided one-half interest in the above described real estate to the mortgagor. The above described property is a portion of the estate of J. F. Guess, Sr., who died intestate April 17, 1955 as is more fully shown in the Office of the Probate Judge for Greenville County in Apt. 636, File 11. Florrie G. Guess and J. F. Guess, Jr. were his sole heirs at law.

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

Virvan W. Bolding
asst Secty Treas. *Vice President*
October 25 19 *67*
Witness *Judy Willingham*

SATISFIED AND CANCELLED OF RECORD
6 DAY OF *Nov.* 19 *67*
Allie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *4:06* O'CLOCK *P* M. NO. *13239*