

FILED
GREENVILLE CO. S. C.

MAY 27 3 08 PM 1966

OLLIE FRANKSWORTH
R. M. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Robert A. Dobson, III (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

Forty Thousand and No/100 (\$ 40,000.00) 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 Two Hundred Sixty-Three and 87/100 (\$ 263.87) 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, on the northeasterly side of East Seven Oaks Drive, near the City of Greenville, S. C., being known and designated as Lots Nos. 13 and 14 on a plat of Section II of Chanticleer, as recorded in the RMC Office for Greenville County, S. C. in Plat Book JJJ, page 71 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of East Seven Oaks Drive, said pin being the joint front corner of Lots 13 and 14 and running thence with the northeasterly side of East Seven Oaks Drive S 29-47 E 46.3 feet to an iron pin; thence continuing with said Drive S 31-22 E 68.7 feet to an iron pin; thence on a curve, the chord of which is S 78-10 E 31.1 feet to an iron pin on the northwesterly side of a Future Street; thence N 49-14 W 165.5 feet to an iron pin in line of Property of F. H. Earle; thence N 40-04 E 95 feet to an iron pin, joint rear corner of Lots 13 and 14; thence N 40-04 W 122.8 feet to an iron pin; thence N 28-21 W 46 feet to an iron pin on the southeasterly side of a Future Street; thence with the southeasterly side of said Street S 52-10 W 131.2 feet to an iron pin; thence on a curve, the chord of which is S 10-06 W 37.2 feet to an iron pin on the northeasterly side of East Seven Oaks Drive; thence with the north-easterly side of East Seven Oaks Drive S 31-37 E 39.7 feet to an iron pin; thence S 29-47 E 70.3 feet to an iron pin, the point of beginning.

SATISFIED AND CANCELLED OF RECORD

3rd DAY OF Jan. 1966
Annie S. [Signature]
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:09 O'CLOCK P. M. NO. 413

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 128 PAGE 546