

OLLIE FARRISWORTH
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BOOK 1048 PAGE 321



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Clarence E. Evans, 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 Seventy-Three and 63/100----- (\$ 73.63) 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 8 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, being known and designated as a portion of Lots Nos. 13, 14 and 15 of Block E of a subdivision known as Washington Heights as shown on a plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book "M" at Page 107, said lot is also known as Lot No. 15a of the property of J. H. Mauldin as shown on a plat thereof prepared by C. C. Jones and Associates, Engineers, dated February 5, 1955, and having, according to said plat prepared by C. C. Jones, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Washington Loop, joint front corner Lots Nos. 15a and 16, which point is 12 feet west of the joint front corner of Lots Nos. 15 and 16 as shown on plat of Washington Heights, and running thence with the joint line of Lots Nos. 15a and 16, N. 1-15 E. 138 feet to an iron pin; thence N. 75-45 W. 13 feet to an iron pin (which point is the joint rear corner of Lots Nos. 14 and 15 as shown on the plat of Washington Heights); thence S. 83-25 W. 70.6 feet to an iron pin, joint rear corner Lots Nos. 14a and 15a; thence S. 10-25 E. 147.6 feet to an iron pin on the northern side of Washington Loop, which iron pin is approximately 420 feet east of the intersection of Washington Loop with Pine Street; thence with Washington Loop, N. 76-43 E. 54 feet to the beginning corner; being the same conveyed to me by J. H. Mauldin by deed dated February 11, 1955, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 519, at Page 467.

SATISFIED AND CANCELLED OF RECORD

28th DAY OF Oct. 19 55
James J. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:28 O'CLOCK P. M. NO. 4694

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 91 PAGE 1894