

MAR 6 1 39 PM 1937



OFFICE OF THE CLERK
GREENVILLE, S. C.

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Curtis E. Baker, 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

Fifteen Hundred and No/100----- (\$ 1,500.00) 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-Six and 32/100----- (\$ 46.32) 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 3 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, in Bates Township, being known and designated as Lots 2 and 3 of the Property of P. D. Roper Estate, as shown on plat prepared by W. J. Riddle, Surveyor, November 1941 and recorded in the R. M. C. Office for Greenville County in Plat Book M at Page 41 and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the center of the Finley Bridge Road and running thence N. 58 E. 1460 feet to an iron pin; thence N. 33-15 W. 300 feet to a pin in a branch; thence N. 72 E. 932 feet to a point on the McCarrell line; thence N. 51-45 W. along the McCarrell line 445 feet to a stone; thence S. 88-15 W. 1128 feet along the McCarrell line to a stone; thence S. 53 W. 200 feet to a post; thence N. 70 W. 1049 feet to a stone; thence S. 8-30 W. 290 feet to a point in road; thence along said road; S. 9 E. 264.7 feet to a point in said road; thence S. 18-30 E. along said road 256.2 feet to the center of the Finley Bridge Road; thence S. 29-35 E. along the center of said Finley Bridge Road 799 feet to a point in the center of said road; thence S. 34 E. 346 feet to the beginning corner, containing 55.51 acres, more or less; being the same tract of land conveyed to me by Howard Caldwell by his deed dated January 1, 1942 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 240 at Page 419."

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

Georgia G. Smith
asst. Treas. Vice President

1-6 19 70

Witness *Peggy Poag*

SATISFIED AND CANCELLED OF RECORD
19 DAY OF Jan 19 70

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:30 O'CLOCK P. M. NO. 16208