

FILED
GREENVILLE CO. S. C.
APR 4 11 40 AM 1967
CLERK OF COURTS
GREENVILLE

BOOK 1054 PAGE 47



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Leroy W. Field and Annie Elizabeth Field, 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

Eight Thousand, One Hundred and No/100----- (\$ 8,100.00)

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 Ninety-Four and 05/100----- (\$ 94.05)

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, Gantt Township, being known and designated as Lot No. 21 of a subdivision known as Springview as shown on a plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book BB, at page 161, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Byron Court, joint front corner Lots Nos. 20 and 21, and running thence with the joint line of said lots, S. 49-38 E. 130.1 feet to an iron pin on the line of property of Donaldson Air Base; thence with the property of Donaldson Air Base, S. 1-03 E. 89.7 feet to an iron pin; thence N. 78-41 W. 223 feet to an iron pin, joint rear corner Lots Nos. 21 and 22; thence with the joint line of said lots, N. 29-19 E. 140 feet to an iron pin on the southern side of Byron Court; thence with Byron Court, following the curvature thereof, the chord of which is N. 80-29 E. 50 feet to the beginning corner; being one of the lots conveyed to the mortgagor, Leroy W. Field, by First Estate Corporation by its deed dated August 10, 1966 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 803, at Page 648, the said Leroy W. Field having conveyed an undivided one-half interest in said property to the mortgagor, Annie Elizabeth Field, by deed dated September 12, 1966, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 806, at Page 255.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 45 PAGE 749

PAID AND CANCELLED OF RECORD
8th DAY OF Mar. 1977
Dennis J. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:59 O'CLOCK A.M. NO. 23580