



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Margaret Hughes Adair and Fleming Copeland Adair, Jr., 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

Three Thousand, Nine Hundred and No/100-----(\$3,900.00) 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 Fifty-Three and 18/100-----(\$ 53.18) 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, in the City of Greenville, on the western side of Druid Street, being known and designated as Lots Nos. 9, 10, and 11, Block B, of Stone Estates according to a plat thereof recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book G, at Page 292, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Druid Street, 550 feet south of the southwest intersection of Druid Street and Reid Street, which iron pin is the joint front corner of Lots Nos. 11 and 12, Block B, and running thence along the common line of said lots, N. 81-35 W. 150 feet to an iron pin; thence S. 11-22 W. 75 feet to an iron pin; thence S. 81-35 E. 150 feet to an iron pin on the western side of Druid Street; thence with Druid Street, N. 11-22 E. 75 feet to the beginning corner; being the same conveyed to F. C. Adair by L. T. Roberts by deed dated July 15, 1950 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 414, at Page 125. The said F. C. Adair died on November 22, 1965, leaving of force his last will and testament on file in the Office of the Probate Judge for Greenville County in Apt. 926, File 24, wherein he devised all of his property to the mortgagor, Margaret Hughes Adair, but gave her only a life estate and made no provision for the remainder interest. The mortgagor, Fleming Copeland Adair, Jr., is now of legal age and is the only child of the said F. C. Adair and his wife, Margaret Hughes Adair. The mortgagors are therefore the only persons who would have inherited from the said F. C. Adair in the event of his intestacy as to any property.

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

Thomas M. Crutch
Vice President

June 15 1971

Witness Barbara C. Popham

SATISFIED AND CANCELLED OF RECORD

16 DAY OF June 1971
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:42 O'CLOCK P. M. NO. 30529