

SEP 18 4 53 PM 1938

CLLIE H. NEWBORTH  
R.M.C.

BOOK 1103 PAGE 557



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Robert L. Garren and Sarah R. Garren, 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

Fourteen Thousand and No/100----- (\$ 14,000.00 ) 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 One Hundred Eight and 55/100----- (\$ 108.55 ) 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 20 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, being known and designated as Lot No. 229 and one-half of Lot No. 228 as shown on a plat of property of Colonia Company according to a plat thereof prepared by Dalton & Neves, Engineers, dated February 1938 and recorded in the R. M. C. Office for Greenville County in Plat Book J, at pages 4 and 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Franklin Road at the joint front corner of Lots Nos. 229 and 230, and running thence with the joint line of said lots, N. 57-02 W. 200 feet to an iron pin at the joint rear corner of Lots Nos. 229 and 230; thence with the rear line of Lot No. 411 and 412, S. 32-58 W. 100.2 feet to a point in the center of the rear line of Lot No. 228; and running thence along the center of Lot No. 228, S. 57-02 E. 200 feet to a point on the northern side of Franklin Road; and running thence along the northern side of Franklin Road, N. 32-58 E. 100.2 feet to the point of beginning; being the same conveyed to us by Coneley R. Poteet and Barbara E. Poteet by deed of even date, to be recorded herewith.

SATISFIED AND CANCELLED OF RECORD

7<sup>th</sup> DAY OF Feb. 1936

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 92 PAGE 609

R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3<sup>45</sup> O'CLOCK P. M. NO. 26192

See Modification & Assignment Agreement. See R.M.C. Book 1318 Page 411-