

OCT 10 11 54 AM 1968

BOOK 1105 PAGE 507



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Martin Reeder and Classie Reeder, 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

Ten Thousand and No/100----- (\$ 10,000.00) 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 Seventy-Seven and 53/100----- (\$ 77.53) 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, in Greenville Township, on the Old Spartanburg Road, known as Lot No. 54 as shown on plat recorded in Plat Book C at Page 236, having the following metes and bounds:

"BEGINNING at corner of Lot 53, on Old Spartanburg Road and running thence with said road, N. 52 E. 40 feet to corner of Lot 55; thence with line of Lot 55, N. 42-20 W. 100 feet to corner; thence with rear line of Lot 38, S. 52 W. 40 feet to line of Lot 53; thence with line of Lot 53, S. 42-20 E. 100 feet to the beginning.

ALSO: All that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, being known and designated as Lot No. 55 as shown on plat of property of J. H. Sitton and being known as the F. F. Beattie lots according to survey made by J. Coke Smith, February 2, 1950, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on Old Spartanburg Road at the joint front corner of Lots 55 and 56 and running thence along said joint line of Lots 55 and 56, North 41-30 East 100 feet to an iron pin; running thence North 50-54 East 40 feet to an iron pin; running thence South 41-30 E. 100 feet to a point on Old Spartanburg Road; running thence along Old Spartanburg Road, South 50-54 West 40 feet to an iron pin, the beginning corner;

The lots described above are more accurately shown on recently prepared plat entitled "Property of Martin & Classie Reeder Lots 54 and 55 Block 3" dated January 4, 1967, prepared by Perry B. Wilson, Jr., R. L. S., copy of which plat is recorded in the R. M. C. Office for Greenville County in Plat Book VVV at Page 187; being the same conveyed to us by Frank P. McGowan, Jr. Master for Greenville County by deed dated January 23, 1968 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 836 at Page 501."

SAITISFIED AND CANCELLED OF RECORD

DAY OF

Martin & Classie Reeder
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:00 O'CLOCK P. M. NO. 242

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 1105 PAGE 507