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CLERK OF COURTS



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Ward S. Stone, 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

Sixty Thousand and No/100-----(\$ 60,000.00)

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 Eight Hundred Eighteen and 03/100----- (\$ 818.03) 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. 6 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 those 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, being known and designated as Lots Nos. 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 36 and 37 of a subdivision known as Rutherford Park as shown on plat thereof prepared by Dalton & Neves, Engineers, September 30, 1946 and recorded in the R. M. C. Office for Greenville County in Plat Book P at Page 109, and having the following metes and bounds, to-wit:

Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32:

"BEGINNING at an iron pin on the northern side of Happy Avenue at the joint front corner of Lots 21 and 22, said pin being 100 feet from the north corner of the intersection of Happy Avenue with Foster Street and running thence along the northern side of Happy Avenue, N. 73-53 E. 133.6 feet to an iron pin at the joint front corner of Lots 24 and 25; thence continuing along the northern side of Happy Avenue, N. 74-48 E. 360 feet to an iron pin at the joint front corner of Lots 32 and 33; thence along the joint line of said lots, N. 15-12 W. 160.7 feet to an iron pin in the rear line of Lot 16; thence along the rear lines of Lots 16, 15, 14, 13, 12, 11, 10 and 9, S. 72-30 W. 360 feet to an iron pin at the joint rear corner of Lots 8 and 9; thence along the rear lines of Lots 8, 7, 6, and 5, S. 52-04 W. 118.7 feet to an iron pin in the rear line of Lot 22, the joint rear corner of Lots 4 and 5; thence along the rear line of Lot 4, S. 35-23 W. 40 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence along the joint line of Lots 21 and 22, S. 20-47 E. 75 feet to the beginning corner.

Lots 36 and 37: BEGINNING at an iron pin on the northern side of Happy Avenue at the corner of Lot 35 and running thence along the line of that lot, N. 19-38 W. 125.3 feet to an iron pin at the rear corner of said lot; thence N. 77-55 E. 110 feet to an iron pin in line of Lot 38; thence along the line of that lot, S. 22-35 E. 98.5 feet to an iron pin at the corner of said lot on the northern side of Happy Avenue; thence along the line of Happy Avenue, S. 63-12 W. 115 feet to the beginning corner."

ALSO: All that lot of land on the north side of Rutherford Road, near the City of Greenville, Greenville County, South Carolina, and having, according to a plat made by Dalton & Neves, Engineers, December 1951, recorded in the R. M. C. Office for Greenville County in Plat Book T at Page 382, the following metes and bounds:

"BEGINNING at an iron pin at the northwest corner of the intersection of Rutherford Road and Marie Street and running thence along the north side of Rutherford Road, S. 71-48 W. 132 feet to an iron pin; thence N. 32-07 W. 208.7 feet to an iron pin; thence N. 54-06 E. 149.7 feet to an iron pin on the west side of Marie Street; thence with the

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