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GREENVILLE CO. S. C.

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BOOK 1135 PAGE 325



# State of South Carolina

COUNTY OF **Greenville**

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

**Pharis E. Scoggin**

(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

**Fifteen Thousand Five Hundred and No/100.** (\$ 15,500.00 )

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 Nineteen and 64/100** (\$ 119.64 )

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 **25** 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 Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagee'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 reading of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, 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**, and being known and designated as **Lots Nos. 24 and 26** as shown on plat of **Pine Brook Development**, made by **W. N. Willis, Engr.**, March 27, 1951, and recorded in the **R.M.C. Office for Greenville County in Plat Book "12" at page 148**, and having according to said plat the following metes and bounds, to-wit:

**BEGINNING** at an iron pin on the west side of **Keasler Street** (now known as **Elaine Avenue**) at joint front corner of **Lots 22 and 24**; thence along the common line of said lots **S. 56-29 W. 160 feet** to an iron pin; joint rear corner of **Lots 22 and 24**; thence **N. 33-31 W. 144 feet** to an iron pin, joint rear corner of **Lots 26 and 28**; thence along the common line of said **Lots 26 and 28 N. 56-29 E. 160 feet** to an iron pin on the west side of **Keasler Street** (now known as **Elaine Avenue**); thence along the west side of **Keasler Street** (now known as **Elaine Avenue**) **S. 33-31 E. 144 feet** to an iron pin, the point of beginning.