

OLLIE FARNSWORTH
GREENVILLE, CO. S. C.

SEP 8 3 30 PM '69

OLLIE FARNSWORTH
R. H. C.

BOOK 1166 PAGE 159



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, J. T. Hutchinson and Myrtle R. Hutchinson, 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

Two Thousand and No/100-----(\$ 2,000.00)
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 Nineteen and 12/100-----(\$ 19.12)
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 15 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 Mortgagee in hand well and truly paid by the Mortgagor 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. 14 according to the plat of property of Alice W. Gilstrap made by Piedmont Engineering Service recorded in the R. M. C. Office for Greenville County in Plat Book III at Page 63, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Galphin Drive at the joint front corner of Lots Nos. 14 and 15, and running thence with Galphin Drive, N. 78-18 E. 122 feet to an iron pin; thence along the line of Lot 13, N. 10-16 W. 488.3 feet to an iron pin, rear corner of Lots 13 and 14; thence S. 78-51 W. 122 feet to an iron pin, corner of Lots 14 and 15; thence with the line of Lot 15, S. 10-16 E. 486.1 feet to the point of beginning; being the same conveyed to us by Levis L. Gilstrap and Lloyd W. Gilstrap by deed dated September 3, 1964 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 507 at Page 375."

It is understood and agreed that this mortgage is junior in lien to that certain mortgage in favor of First Federal Savings and Loan Association of Greenville in the amount of \$18,900.00, recorded in the R. M. C. Office for Greenville County in Mortgage Book 993 at Page 322.