

Nov 4 3 25 PM '59

OLLIE FAIRNSWORTH  
R. H. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Michael A. Semones, Sr. and Sylvia F. Semones, 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

Seven Thousand and No/100-----(\$ 7,000.00 ) 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 Eighty-Four and 93/100-----(\$ 84.93 ) 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 10 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, and in Greenville Township, being known and designated as Lot No. 95 and a portion of Lot No. 99 of the property of John A. Carson as shown on a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book W at Page 143, which plat is a resubdivision of a portion of a subdivision known as "Dixie Heights" as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book H at Page 46. The above described lot is composed of a portion of Lots Nos. 95, 96, and 99 of the original Dixie Heights Subdivision and has, according to the Carson plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the eastern side of Lowndes Avenue at the corner of Lots Nos. 96 and 97, which point is 204 feet northeast of the intersection of Lowndes Hill Road, and running thence along the eastern side of Lowndes Avenue, N. 45-12 E. 60 feet to an iron pin at the corner of lot now or formerly belonging to Nora P. Dill; thence along the line of that lot, S. 46-48 E. 221.8 feet to an iron pin at the corner of the Dill lot on the original joint line of Lots Nos. 99 and 100; thence along the original joint line of said lots, S. 45-12 W. 60 feet to the line of Lot No. 96-97; thence along the joint line of Lot No. 96-97, N. 46-48 W. 222 feet, more or less, to the beginning corner; being the same conveyed to us by James K. Semones and Frances B. Semones by deed of even date to be recorded herewith."