

JAN 8 4 20 PM '79

BOOK 1145 PAGE 574

OLLIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Melva R. Morris, 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

Five Thousand, Six Hundred and No/100-----(\$ 5,600.00)

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 Ninety-Eight and 19/100-----(\$ 98.19)

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 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 Butler Township, containing 4.28 acres, more or less, and being known as Tract No. 2, in the subdivision of the C. R. Bramlett Farm, according to plat prepared by W. J. Riddle, Surveyor, on March 23, 1937 and being more particularly described, according to said plat, as follows:

"BEGINNING at a stake in the center of the Congaree Road, R. F. Watson's line, corner of Tract No. 3, in the subdivision of the C. R. Bramlett Farm lands, and running thence with said Watson's line, N. 84-10 E. 528 feet to an iron pin; thence S. 6-15 E. 306 feet to an iron pin in the road leading to the airport in the line of Tract No. 1, of the division of the C. R. Bramlett Farm as aforesaid; thence with said road leading to the airport, S. 48 W. 268 feet to a point in the center line of said road leading to the airport where it intersects the Congaree Road; thence with said Congaree Road, N. 35-30 W. 634.6 feet to the point of beginning; and being the same tract of land conveyed to me by Atlantic Joint Stock Land Bank, of Raleigh, by deed dated May 21, 1938 and recorded in the R. M. C. Office for Greenville County in Vol. 203 at Page 439."

LESS, HOWEVER, that portion of property heretofore conveyed and granted to the South Carolina Highway Department containing approximately 2.28 acres, more or less.