



BOOK 1278 PAGE 417

State of South Carolina,
County of ~~XXXXXXXXXX~~ GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, James J. Hairston and Marcile M. Hairston, -----
----- of the County and State aforesaid, hereinafter, wheth-
er one or more, called the Mortgagor, SEND GREETINGS:

WHEREAS, the Mortgagor in and by a certain promissory note, in writing of even date with these presents is well and truly indebted to THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, of the County and State aforesaid, a body corporate under the laws of the State of South Carolina, in the full and just sum of Thirty-seven Thousand (\$37,000.00) ----- Dollars, with interest at the rate of ----- $7\frac{1}{2}\%$ ----- per centum per annum, to be repaid in installments of Two Hundred Seventy-four and no/100 ----- (\$ 274.00 ---) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest has been paid, said monthly payments to be applied first to the payment of interest, computed and paid monthly on the unpaid balance, and then to the payment of principal; said note further providing 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 (30) days, or upon the breach of any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable; said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same, while past due, be placed in the hands of an attorney for collection, as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, at and before the signing 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 said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, the following described property, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, and being shown and designated as Lot No. Twenty-five (25) on a plat of Section Four of Edwards Forest recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book JJJ, at Page 82, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at a point, joint front corners of Lots Nos. 24 and 25 on Fernwood Drive, and running along the joint line of said Lots S. 33-25 E. 166.8 feet to a point, joint rear corner of Lots 23, 24 and 25; thence along the joint line of Lots Nos. 23 and 25, S. 68-15 E. 51.7 feet to a point, joint rear corner of Lots Nos. 23, 25 and 48; thence along the joint line of Lots Nos. 25 and 48, N. 53-24 E. 70 feet to a point, joint rear corner of Lots Nos. 25 and 26; thence along the joint line of Lots Nos. 25 and 26, N. 33-15 W. 205 feet to a point on Fernwood Drive, joint front corners of Lots Nos. 25 and 26; thence along Fernwood Drive S. 56-45 W. 100 feet to the beginning corner. This is the same lot of land conveyed unto Charles E. Robinson and Josephine G. Robinson by deed of O. H. Ogle, dated February 14, 1969, of record in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 862, at Page 271; and being the same lot of land conveyed unto James J. Hairston and Marcile M. Hairston by deed of Charles E. Robinson and Josephine G. Robinson, dated May 21, 1973, duly of record in the R.M.C. Office for Greenville County, South Carolina