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FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE
1935

PAID SATISFIED AND CANCELLED

Federal Savings and Loan Association of Greenville, S. C.

Nancy C. Whitmore
12/22/58

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Poinsett Realty Company, a South Carolina corporation, with its principal place of business in 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

Sixty-Five Thousand and No/100 (\$ 65,000.00) 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 Five Hundred Forty-Eight and 52/100 548.52 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 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, in the northern part of the Town of Simpsonville, located on the western side of the C. & W. C. Railway and beginning in the middle of the C. & W. C. Railroad tracks at the midpoint of the Jones Street Crossing and running thence along the middle of said tracks N. 25 1/2 W. 10.54 to corner; thence leaving the railroad and running thence S. 62 W. 3.66 to corner; thence S. 25 1/2 E. 84 to corner; thence S. 62 W. 4.38 to corner in the middle of Old Layrens Road; thence along said road, S. 66 E. 1.90 to bend; thence continuing along said road S. 47 1/2 E. 3.69 to another bend; thence S. 15-3/4 E. 3.14 to corner in middle of Jones Street; thence along the middle of Jones Street, N. 79 1/2 E. 6.15 to point of beginning, containing 5.75 acres, more or less, and being all of the parcel fifth described in the deed from E. Inman, Master, to William T. Moore and Nancy Gertrude Moore as recorded in Deed Book 243, Page 9, and a portion of the parcel third described in that deed. Said lands are subject to rights-of-way and easement privileges of the C. & W. C. Railway and the public roads and streets passing through or adjoining it. The description here given is in accord with a plat of said lands made by E. E. Gary, Surveyor, June 3, 1946; being the same property conveyed to the mortgagor corporation by Simpsonville Lumber Company, Incorporated by deed dated September 1, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 636 at Page 125.

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Released 11-20-14

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