



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF...GREENVILLE.....

To All Whom These Presents May Concern:

We, Theron P. Martin and Mable B. Martin, of Greenville, SEND GREETING:

WHEREAS, we the said Theron P. Martin and Mable B. Martin.....

in and by our certain promissory note, in writing, of even date with these presents are well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full

and just sum of SEVEN THOUSAND AND NO/100 (\$7,000.00.)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of.....

FIFTY-FOUR AND NO/100 (\$54.00) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed 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 failure to comply with any of the By-Laws of said Association, or 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, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside 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 be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That we, the said Theron P. Martin and Mable B. Martin.....

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to us, the said.....

Theron P. Martin and Mable B. Martin..... in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Paris Mountain Township, on the Eastern side of Courtland Drive, known and designated as Lot No. 11 on a plat of High View Acres made by Dalton & Neves February 1945, recorded in the R. M. C. office for Greenville County in Plat Book 0, page 123, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a stake on the Eastern side of said Courtland Drive, at the corner of Lot No. 10, which is 1555.6 feet from the Northeastern corner of said Courtland Drive and Sulphur Springs Road, and running thence along the line of said Lot No. 10, S. 84-30 E. 653.2 feet to a stake at the rear corner of said Lot No. 10; thence running N. 5-41 E. 200 feet to a stake at the rear corner of Lot No. 12; thence along the line of said Lot No. 12, N. 84-30 W. 653.8 feet to a stake on the Eastern side of Courtland Drive; thence along the Eastern side of said Courtland Drive, S. 5-30 W. 200 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same tract of land conveyed to us by R. K. Taylor by his deed dated April 7, 1947, recorded in the R. M. C. office for Greenville County in Deed Vol. 310, page 205."

Handwritten notes at the bottom of the page: "C.W. Adams Jr Dec 31 1955 Kinner D. Keith", "3 Ollie Jan 1956 A 46", and "10:23".