



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Joseph Flemmings, of Greenville County, SEND GREETING:

WHEREAS, I, the said, Joseph Flemmings,

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of Five Thousand, Three Hundred and No/100 (\$5,300.00)

Dollars, with interest at the rate of ~~5 1/2%~~ four (4%) per centum per annum, to be repaid in instalments of

Thirty-Two and 11/100 (\$32.11) 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 I, the said, Joseph Flemmings,

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 me, the said,

Joseph Flemmings, 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 Gantt Township, being a part of Tract No. 5 of a subdivision of the property of the Estate of Ella Easley as shown on plat thereof made by R. E. Dalton, Engineer, in February, 1923, and having the following metes and bounds, to-wit:

"BEGINNING at a stake in the center of the old Augusta Road, said stake being 245 feet north of the line of the property of Fannie Davidson, and running thence along the center of said road, N. 2-25 W. 80 feet to a point in the center of said road; thence S. 61-55 W. 125 feet to a stake; thence S. 2-25 E. 80 feet to a stake; thence N. 61-55 E. 125 feet to the center of the old Augusta Road, the point of beginning, and being bounded by other lands of Otis Davis; being the same lot of land conveyed to Joseph Fleming and Geneva Fleming by Otis Davis by deed dated August 3, 1950 and recorded in the R. M. C. office for Greenville County in Vol. 415, at page 381, the said Geneva Fleming having conveyed her undivided one-half interest in said property to Joseph Flemmings by deed of even date herewith, not yet recorded.

"This mortgage also covers 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."

PAID, Satisfied and CANCELLED
First Federal Savings and Loan Association

RECORDED AND CANCELLED BY RECORD
DATE OF 4/13/54

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:12 O'CLOCK P. M. NO. 424