



RECORDED
JUL 29 11 15 AM 1946
THE PUBLIC RECORDS
OFFICE

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Ruth Batson Elrod, of Greenville County, SEND GREETING:

WHEREAS, I the said Ruth Batson Elrod

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 Three Thousand and No/100 (\$ 3,000.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of Thirty and No/100 (\$ 30.00) 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 I, the said Ruth Batson Elrod

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 Ruth Batson Elrod 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, on the northwest side of Berkley avenue, and being known and designated as Lot No. 420 of the property of Colonia Company as shown by plat thereof recorded in the R. M. C. office for Greenville County in Plat Book J, at pages 4 and 5, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northwest side of Berkley avenue at the northwest corner of the intersection of a 10-foot alley with said Berkley avenue, which point is approximately 210 feet from the northwest corner of the intersection of Berkley avenue and Buncombe Road, and running thence along the line of said alley, N. 57-32 W. 175 feet to an iron pin; thence N. 32-58 E. 65 feet to an iron pin, joint rear corner of Lots Nos. 420 and 421; thence along the joint line of said lots, S. 57-32 E. 175 feet to an iron pin in Berkley avenue; thence along the line of said Berkley avenue, S. 32-58 W. 65 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 lot of land conveyed to Thomas J. Elrod and Ruth Batson Elrod by Mrs. Eugenia Way Mills by deed dated December 27th, 1943 and recorded in the R.M.C. office for Greenville County in Vol. 289, at page 408, the said Thomas J. Elrod having conveyed his one-half interest to Ruth Batson Elrod by deed dated February 27th, 1946 and recorded in