

APR 6 10 15 AM 1953



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

Local Home Builders, Inc.

SEND GREETINGS:

WHEREAS, the said Local Home Builders, Inc., a corporation with its principal place of business in Greenville, S. C.

in and by its certain promissory note, in writing, of even date with these presents is well and truly indebted to **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, in the full and just sum of Seven Thousand, Five Hundred and No/100 - - - - (\$ 7,500.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Seventy-Five and No/100 - - - - - (\$ 75.00) 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, the said Local Home Builders, Inc.

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

the said Local Home Builders, Inc.

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 known and designated as Lot No. 26 of a subdivision known as Belmont Heights according to a preliminary plat thereof prepared by C. C. Jones, C. E., June, 1953, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeastern side of Conley Street at the joint front corner of Lots 25 and 26, and running thence along the joint line of said lots, in a northeasterly direction, 212 feet to an iron pin on the rear line of Lot 34; thence along the rear lines of Lots 34 and 33, in a northwesterly direction, 110 feet to an iron pin, the joint rear corner of Lot 27; thence along the line of that lot, in a southwesterly direction, 220 feet to an iron pin on the northeastern side of Conley Street; thence along the northeastern side of Conley Street, S. 31-15 E. 40 feet to an iron pin; thence continuing along the northeastern side of Conley Street, S. 24-43 E. 60 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 a portion of the property conveyed to mortgagor corporation by Henry J. Winn by his deed dated February 4, 1953 and recorded in the R. M. C. office for Greenville County in Vol. 471, at page 382."