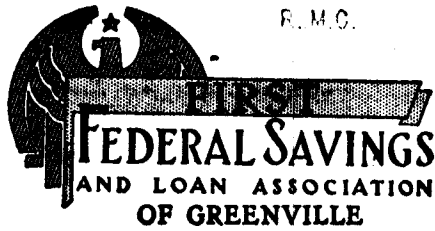


FEB 5 11 59 AM 1955

OLLIE FARRISBURY
R. M. C.

VOL 626 PAGE 13



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Wm. T. Powers, of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Twenty Thousand and No/100 - - - - -

(\$ 20,000.00) Dollars, with interest at the rate specified in said note, to be repaid in installments of

One Hundred, Fifty-Eight and 16/100 - - - - - (\$ 158.16)

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/we, the said mortgagor(s) 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/us the said mortgagor(s) 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, Greenville Township, in the City of Greenville, situated at the southeast intersection of W. Coffee and N. Academy Streets, and more particularly described as follows:

"BEGINNING at the point of the Southeast intersection of said streets and running thence along the property line of Academy St., S. 24-38 W. 100.60 feet, more or less, to a pin on 10 foot alley; thence along the north side of said alley approximately S. 63 E. 26.16 feet to line of Lot No. 2; thence along the line of Lot No. 2, in a straight line 100 feet to Coffee Street at a point 19.25 feet from the beginning corner; thence along said Coffee Street, N. 63 W. 19.25 feet to the beginning corner, together with the buildings thereon, and known as Lot No. 1 on a plat of the Estes property.

ALSO: "All of that parcel of land situate on the South side of West Coffee Street, in the City and County of Greenville, South Carolina, and more particularly described, as follows:

"BEGINNING at a point, in the property line, on the South side of West Coffee Street, which point is sixty (60) feet east of the intersection of said Coffee Street and Academy Street, is Nine (9) inches east of the western line of Lot No. 4, which said lot is shown on plat recorded in Plat Book F, at page 178, and is clear of the whole of the brick wall forming part of a building now on said land, so that all of said wall is embraced in this boundary; and running thence along the property line of said Coffee Street, N. 69-00 W. Forty (40) feet and Nine (9) inches to corner of Lot No. 1, which lot is also shown on the plat recorded as aforesaid; thence in a southwesterly direction along the line of said Lot No. 1 one hundred (100) feet to the north line of a ten (10) foot alley; thence along said line of said alley in an easterly direction forty (40) feet and nine (9) inches; thence through the said Lot No. 4 and at all times nine (9) inches east of it's western line and on the outside and east of said brick wall, one hundred (100) feet to the beginning corner, being lots 2, 3 and part of lot 4, as shown by plat recorded as aforesaid.

"The above described property is the same conveyed to me by W. O. Groce by deed dated June 30, 1947 and recorded in the R. M. C. office for Greenville County in Deed Vol. 314, at page 267."

Wm. T. Powers
Rep. of
March 59
22763