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FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

FILED GREENVILLE CO. S.C. AUG 24 4 15 PM 1956 OLLIE FARNSWORTH R.M.C.

State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, J. W. Pitts, 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 Twelve Thousand, One Thundred and No/100 - - - - - ($12,100.00) Dollars, or for future advances which may be made hereunder, from time to time, up to and including the maximum amount named herein, such advances to be repaid so as to be completed within the terms of the original contract, and so long as the monthly payments set out in the note are paid according to contract, this loan shall not be deemed delinquent by reason of said advances, with interest at the rate specified in said note, (the terms of which are incorporated herein by reference) to be repaid in installments of One Hundred Twenty One and No/100 - - - - - - - - - ($ 121.00) 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. The last payment on this mortgage, if not sooner paid, will be due and payable 11-7/12 years after date. The note further provides 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, become immediately due and payable, and the holder 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, on the Eastern side of Mable Avenue in Chick Springs Township, being shown as Lot 89, on Plat #2 of the property of James M. Edwards, recorded in the R. M. C. Office for Greenville County in Plat Book II, at page 120, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Mable Avenue at the joint front corner of Lots 89 and 90 and running thence with line of Lot 90, S. 71-44 E. 203.8 feet to an iron pin; thence S. 20-48 W. 163.3 feet to an iron pin in rear line of Lot 87; thence with the rear line of Lots 87 and 88, N. 56-22 W. 200 feet to an iron pin on Mable Avenue; thence with the eastern side of Mable Avenue, N. 16-25 E. 109.3 feet to the point of beginning; and being the same property conveyed to me by William M. Edwards, as Trustee for James M. Edwards, by deed of even date herewith, not yet recorded.