



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Jeff R. Richardson, Jr., 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 Nineteen Thousand and No/100 - - - (\$19,000.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes se-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of

One Hundred, Thirty and 70/100 - - - - (\$130.70) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal bal-

ances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 20 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, in Austin Township, as is more fully shown according to a plat of property of Jeff R. Richardson, Jr. prepared by C. O. Riddle, Reg. L. S., May, 1959, and recorded in the R. M. C. office for Greenville County in Plat Book _____, at page _____, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the corner of property now or formerly of Beechwood Hills and property of J. R. Richardson, Sr., which iron pin is located at the northern intersection of a 50-foot road and running thence along the line of property now or formerly of J. R. Richardson, Sr., N. 30-39 W. 228.4 feet to an iron pin on the southern side of a road leading to the Laurens Road; and running thence across said road, N. 30-39 W. 52.9 feet to an iron pin on the northern side of said road; and running thence N. 36-54 W. still along the line of property now or formerly of J. R. Richardson, Sr., 389.4 feet to an iron pin; and thence continuing still along his line, N. 26-54 W. 151.1 feet to an iron pin, which iron pin is 20 feet from the center of a branch; and running thence N. 38-19 W. 20 feet to a point in the center of said branch; and running thence down the meanders of said branch to a point, the traverse line of which is N. 51-01 E. 544.2 feet; and thence continuing still down the meanders of said branch to a point, the traverse line of which is N. 65-01 E. 539.5 feet; and thence continuing still down the meanders of said branch to an iron pin in the fork of another branch, the traverse line of which is N. 78-14 E. 334.9 feet (said branch is the line separating the property of J. R. Richardson, Jr. and William Greer); and running thence along the line of property now or formerly of William Greer, S. 34-37 E. 363 feet to a stone; and thence continuing still along the line of property now or formerly of William Greer, S. 29-48 E. 546.6 feet to an iron pin, the corner of property now or formerly of Beechwood Hills; and running thence along the line of property now or formerly of Beechwood Hills, S. 40-16 W. 867.6 feet to an iron pin; and thence still along the line of property now or formerly of Beechwood Hills, N. 82-09 W. 709.5 feet to the point of beginning, containing 36 acres, more or less, and being the same property conveyed to me by Maud B. Richardson by her deed dated April 30, 1958 and recorded in the R. M. C. office for Greenville County in Deed Vol. 597, at page 362."

REVISED 10-1-57
MITCHELL PRINTING CO.

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