

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Talmer Cordell SEND GREETINGS:

WHEREAS, I, the said Talmer Cordell

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of EIGHTY-EIGHT HUNDRED and no/100--- (\$ 8,800.00) Dollars,

with interest at the rate of six (6) per centum per annum, to be repaid in installments of Sixty-three and 05/100--- (\$ 63.05) Dollars upon the first

day of each and every calendar month hereafter 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 a ten per cent attorney's fee besides 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 Talmer Cordell

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me, the said

Talmer Cordell

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Greenville Township, at the Southeast intersection of Templewood Drive and Brownwood Drive, and being known and designated as Lot No. Twenty (20) of Oak-Crest as shown on plat prepared by C. C. Jones & Associates, Engineers, dated Jan., 1955 and which plat has been recorded in the R. M. C. Office for said County in Plat Book GG, pages 130 and 131, and having the following courses and distances, to-wit: Beginning at an Iron Pin on the Northeast side of Brownwood Drive at the joint corner of lots nos. 20 and 138 as shown on said plat and running thence with the joint property line of said two lots N.29-12 E.150 feet to an Iron Pin, thence N.60-48 W.56.7 feet to an Iron Pin on Southeast side of Templewood Drive, thence with the curve of the Southeast side of Templewood Drive, S.44-30 W.36.9 feet to a point, thence with the Southeast side of Templewood Drive S.60-02 W.108.3 feet to an Iron Pin, thence with the curve of the intersection of said two drives 24.6 feet (as shown on said plat) to an Iron Pin on Northeast side of Brownwood Drive, thence with the Northeast side of Brownwood Drive S.60-4 E.110.5 feet to the beginning. This being the same property which was conveyed to mortgagor herein by Thomas V. Flanagan by deed recorded in said office in Deed Book 657, page 326. For a more particular description see the aforesaid plat.