

GREENVILLE CO. S. C.

DEC 20 1 43 PM 1967

OLLIE FARNSWORTH
R. M. C.



APR 15 1977

PAID 1079 46 PAGE 850

Boys and Girls Association
Greenville, S. C.

George G. Miller
William G. Miller
Bonnie S. Jenkins
Attorneys

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Melvin Evans, of Greenville County,

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Six Thousand and No/100----- (\$ 6,000.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, said note to be repaid with interest at the rate therein specified in installments of Sixty-Eight and 90/100----- (\$ 68.90) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 10 years after date;

WHEREAS, said 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 days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as the major portion of Lot 24 and the western portion of Lot No. 23, of Section E, of a subdivision known as Washington Heights as shown on a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book M, at page 107, and having, according to a more recent survey prepared for J. H. Mauldin by C. C. Jones, Engineer, dated Sept. 21, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Washington Loop at a point 12.5 feet, more or less, from the joint front corner of Lots 24 and 25, and running thence with a new line through Lot 24, S. 21-15 W. 114 feet to an iron pin, joint rear corner of Lots 24 and 25; thence S. 75-45 E. 62 feet to a point in the rear line of Lot 23; thence with a new line through Lot 23, N. 22-15 E. 107 feet to an iron pin on the southern side of Washington Loop; thence with Washington Loop, N. 69-16 W. 63.5 feet to the point of beginning; being the same conveyed to me by J. H. Mauldin by deed dated January 8, 1955, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 517, at Page 358.

APR 15 1977 10 58 AM '77

9850

4328 RV-23