

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Toy C. Jones SEND GREETING:

WHEREAS, I the said Toy C. Jones

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of

ONE THOUSAND, SIX HUNDRED AND NO/100

(\$1,600.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

SIXTEEN AND NO/100 (\$ 16.00) 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; 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 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 Toy C. Jones

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

the said Toy C. Jones 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, situated, lying and being in the State of South Carolina, County of Greenville

on the west side of Stratham street, in the City of Greenville, and being known and designated as Lot No. 7, on the plat of the property of Dr. John H. Maxwell, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on Stratham street 106 feet and 6 inches from an alley running from David Street to Stratham street, and runs thence along Stratham street, N. 0-15 E. 53 feet 3 inches to an iron pin; thence S. 89 W. 168 feet, 6 inches to an iron pin; thence S. 12-20 E. 53 feet 3 inches to an iron pin; thence N. 89 E. 156 feet to an iron pin on Stratham street, the beginning corner. Being the same lot conveyed to me by W. R. Etheredge by deed dated July 11, 1938, and not yet recorded, this mortgage being given to secure the purchase price thereof."

Handwritten notes and signatures:
- "Dr. John H. Maxwell" written vertically on the left side.
- "Loan Association of Greenville" written vertically in the center.
- "Doris B. Jones" written vertically on the right side.
- "John C. Jones" written vertically on the right side.
- "Illie #25" and "#156" written near the bottom right.
- "Act 41" written near the top right.
- "Smith" written near the top right.
- "Deed 1941" written near the top right.