

FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

GREENVILLE CO. S. C. FEB 24 10 53 AM 1953

OLLIE FARNSWORTH R. M. C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, J. H. Heath, of Greenville County,

SEND GREETING:

WHEREAS, I the said J. H. Heath

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 and No/100 (\$ 1,000.00 )

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of Nineteen and 34/100 (\$ 19.34 ) 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 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, the said J. H. Heath

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 J. H. Heath 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, and in Highland Township near Tigerville, containing 27 acres, more or less, and being a portion of the property of the estate of J. E. Hammett, and having the following metes and bounds, to-wit:

"BEGINNING at a point in the center of the old state road, now surface streeted new state road, and running thence with S. W. Barton line, N. 68 1/2 E. 14.00 chains to a stake; thence N. 24 1/2 W. 11.70 chains to the Tiger River; thence along said river, 19.88 chains to a stake in creek; thence S. 67 W. 5.00 chains to a stake in the old state road; thence with the Lister line to the center of the new state road; thence down new state road to the beginning corner. (This description includes an acre of land heretofore conveyed to Baxter Hammett.)

The above description also includes a tract of land containing 1.5 acres conveyed by J. H. Heath to J. B. Sexton on September 12, 1949 and recorded in the R. M. C. office for Greenville County in Vol. 434, at page 370, and also includes a tract of land containing 8 acres, more or less, conveyed by J. H. Heath to W. D. Sentell by deed dated February 26, 1952, not yet recorded, and the above mentioned tracts previously sold are therefore not included in this mortgage.