

MAY 14 11 14 AM 1963

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)
 OFFICE OF FARNHAM)
 R. M. C.) MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, James D. Cordell SEND GREETINGS:

WHEREAS, I the said James D. 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 THIRTY-NINE HUNDRED and no/100--- (\$ 3,900.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

Thirty-two and 92/100--- (\$ 32.92) 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 James D. 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

James D. 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, on the western side of Crestone Street (formerly King Street) being shown as Lot No. 35 on a plat of the property of B. F. Martin, recorded in the R. M. C. Office for said County in Plat Book F, page 140 and described as follows: Beginning at an iron pin on the western side of Crestone Street (formerly King Street) at joint front corner of Lots 34 and 35, and running thence with the line of Lot 34 in a westerly direction 146.4 feet to pin at corner of Lot 39; thence with the line of Lot 39 in a northerly direction 50 feet to pin at corner of Lot 36; thence with the line of Lot 36 in an easterly direction 147.7 feet to pin on Crestone Street; thence with the western side of said street 50 feet to the point of beginning. This being the same property conveyed to Jane B. Thompson by deed recorded in the said office in Deed Book 568, page 165.

ALSO

An easement to and over a strip of land five feet in width extending along the southern side of Lot 36, and reserving unto Jane B. Thompson an easement over a strip five feet in width extending along the northern line of Lot 35; said two strips of land, when taken together, are to be used as a joint driveway for the use of Jane B. Thompson, James D. Cordell and all subsequent owners of Lots 35 and 36, their Heirs and assigns.

The above described property is the same property which was conveyed to mortgagor herein by Jane B. Thompson by deed dated April 23, 1963, which deed will be recorded forthwith in the said office.