

FILED
GREENVILLE CO. S. C.
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CLERK OF COURTH
S. C.

BOOK 1056 PAGE 85



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Lloyd R. Cato and Christine B. Cato, 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:

Thirty-Five Thousand and No/100-----(\$35,000.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Two Hundred Sixty and 96/100-----(\$ 260.96) 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 20 years after date; and

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, in Bates Township, lying on the Northern side of Little Texas Road and on the Eastern and Western sides of Farmview Road, partly within the city limits of the Town of Travelers Rest, being known as the residue of Tract No. 2 in the division of the property of Elisha W. Howard, deceased, and containing 33.54 acres, more or less, according to a plat entitled "Property of Lloyd R. Cato and Christine B. Cato" made by Dalton & Neves, Engineers, dated October, 1966, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book PPP, page 47, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Eastern side of Farmview Road at the corner of property now or formerly owned by G. Y. Styles (subsequent T. F. Goldsmith) and thence crossing Farmview Road and running along the line of property of Hagan, Garland, Suggs, and Johnson and W. B. Gaines, S. 43-37 W., 1360.2 feet to an iron pin and stone; thence along the line of Hitner, S. 72-23 E., 769.5 feet to an iron pin; thence along the line of D. M. Burns and crossing both Farmview and Little Texas Roads, S. 65-13 E., 598.4 feet to an old iron pin; thence along the line of D. M. Burns and recrossing the Little Texas Road, N. 20-02 E., 788.1 feet to an iron pin on property of Joe M. Glenn; thence along Glenn, N. 87-45 W., 611 feet to an iron pin on Farmview Road; thence along the Eastern side of Farmview Road, N. 2-42 E., 210 feet to an iron pin; thence continuing along the line of Glenn, S. 87-45 E., 683 feet to an iron pin; thence along the line of Section 2 of the Subdivision of Monteveido, N. 20-37 E., 1160.5 feet to an iron pin; thence along the line of the Susie B. Edwards Estate, S. 62-42 W., 826.1 feet to an iron pin; thence along the line of T. F. Goldsmith, S. 23-00 E. 104 feet to an iron pin; thence continuing along Goldsmith, S. 62-36 W., 437.7 feet to an iron pin on the Eastern side of Farmview Road; thence along the Eastern side of Farmview Road, and along the line of Goldsmith, N. 5-04 W., 112.2 feet to an iron pin, the beginning corner; being the same conveyed to us by Nora Keeler Shelton, et al. by deed dated October 25, 1966 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 809, at Page 157.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 15 PAGE 302

SATISFIED AND CANCELLED OF RECORD
12 DAY OF April 19 73
Bernie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:41 O'CLOCK P. M. NO. 29082