

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Ethel B. Cloninger and Mary J. Bayne

SEND GREETINGS:

WHEREAS ~~we~~ the said Ethel B. Cloninger and Mary J. Bayne

in and by our certain promissory note, in writing, of even date with these presents are 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 (6%) per centum per annum, to be repaid in instalments of TEN AND NO/100 (\$ 10.00) 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 ~~we~~ the said Ethel B. Cloninger and Mary J. Bayne

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, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to ~~the~~ us the said Ethel B. Cloninger and Mary J. Bayne

in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., 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, S. C., 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 Greenville Township, about one mile northwest of the City of Greenville, and being known as Lot No. 2, of Block A, of the Mountain View Land Company subdivision on plat of W. A. Hudson, made February, 1910, which is recorded in Plat Book A, at pages 396 and 397, and being more particularly described as follows:

"BEGINNING at an iron pin on Buncombe Road 178 1/2 feet from the corner of Martin street and Buncombe Road, and running thence in a westerly direction 202 1/2 feet to a pin on a 10-foot alley which point is 153.6 feet from the north side of Martin Street, as measured along said alley; thence along the line of said alley in a northerly direction, 33.6 feet to an iron pin on said alley; thence in an easterly direction 196 feet to an iron pin on Buncombe Road; thence along the line of said Buncombe Road, in a southerly direction 58 1/2 feet to the beginning corner. Being the same lot conveyed to me by Mary J. Bayne by deed dated Aug. 27, 1931 and recorded in the R. M. C. Office for Greenville County in Vol. 163, page 47."

The above described property was conveyed to Ethel B. Cloninger by Mary J. Bayne subject to a charge for the support of said Mary J. Bayne, by Ethel B. Cloninger. The deed provides that should said Ethel B. Cloninger fail to keep and support said Mary J. Bayne, that said Mary J. Bayne has a lien upon the property and may, by filing notice in the R. M. C. office for Greenville County, exercise said lien and take the property back. Mary J. Bayne joins in this mortgage in order that said mortgage may be superior to the lien reserved for her support, and the said Mary J. Bayne does hereby guarantee payment of said debt created by this mortgage.

PAID SATISFIED AND CANCELED
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
Of Greenville, S. C.
J. A. Smith
President

Witness:
Urban W. Holding

ATTENDED AND CANCELLED OF RECORD
DAY OF *Sept* 1948
Oliver Sarnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
11:46 O'CLOCK A.M. NO. 19317