



FILED GREENVILLE CO. S. C.

State of South Carolina

JUN 24 11 18 AM 1948 MORTGAGE OF REAL ESTATE

County of GREENVILLE

OLLIE FARNSWORTH R. M. C.

To All Whom These Presents May Concern:

We, Howard L. Irvin and Kathleen D. Irvin SEND GREETING:

WHEREAS, we the said Howard L. Irvin and Kathleen D. Irvin

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 SIX THOUSAND AND NO/100 - - - - - (\$ 6,000.00 )

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of FIFTY AND NO/100 - - - - - (\$ 50.00 ) 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 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 we, the said Howard L. Irvin and Kathleen D. Irvin

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 us,

the said Howard L. Irvin and Kathleen D. Irvin 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, on the Northwesterly side of Grove Road, and being known and designated as Lot No. 42 of Block "B", in subdivision known as Woodland, as shown on plat thereof, recorded in the R. M. C. office, Greenville County, S. C. in Plat Book "J", at pages 70 and 71 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northwesterly side of Grove Road, at the joint front corner of Lots Nos. 41 and 42, which point is 308.6 feet N. 53-10 E. from the intersection of Chapman Street with the Northwesterly side of Grove Road; thence along joint line of said lots, N. 40-13 W. 164.1 feet to an iron pin; thence along joint rear line of Lots Nos. 32 and 42, N. 49-38 E. 50 feet to an iron pin; thence along joint line of Lots Nos. 42 and 43, S. 40-13 E. 167.3 feet, more or less, to an iron pin on the Northwesterly side of Grove Road; thence along edge of said road, S. 53-10 W. 50.1 feet to the point of beginning. Being the same lot of land conveyed to us by James P. Moore and Otis P. Moore by deed dated April 20, 1948 and recorded in the R. M. C. office for Greenville County in Deed Vol. 344, page 3."

of Greenville,

Myrtle B. Hutchinson

Jan. 5, 1962

Eric Farnsworth