



FILED GREENVILLE CO. S. C.

SEP 19 12 51 PM 1962

State of South Carolina

County of GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, James Broadus Taylor, same as James B. Taylor, SEND GREETING:

WHEREAS, I the said James Broadus Taylor

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 SEVEN THOUSAND AND NO/100 (\$ 7,000.00 ) four (4%)

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

FORTY-FIVE AND NO/100 (\$ 45.00 ) 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 I, the said James Broadus Taylor

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 James Broadus Taylor

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 the City of Greenville on Summit Drive and Vine Street, and more particularly designated as Lot No. 17 and the Southern portion of Lot No. 16, Section D, of Croftstone Acres, and being described according to a plat of Croftstone Acres subdivision, prepared by L. S. Dawson, Architect, dated August, 1946, and recorded in the R. L. C. office for Greenville County, S. C., in Plat Book "S" at pages 76 and 79. The property herein conveyed is described according to said plat as having the following notes and bounds, to-wit:

"BEGINNING at an iron pin on the Western side of Summit Drive at the joint front corner of Lot No. 17, Section D, and a lot designated as "S", and running thence along the common line of said lots in a Southwesterly direction 304.6 feet, more or less, to an iron pin in the Eastern line of another lot designated as "S"; thence along the common line of Lot No. 17 and the last mentioned lot designated as "S" in a Northwesterly direction 21 feet, more or less, to an iron pin, the joint rear corner of Lots Nos. 16 and 17; thence continuing in a Northwesterly direction along the common line of lots Nos. 16 and the last mentioned lot designated as "S" 17 feet, more or less, to a point; thence in a Northeasterly direction 300 feet, more or less, to a point

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Greenville

Witness:

Handwritten signatures and notes at the bottom left of the page.

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