

State of South Carolina

MORTGAGE OF REAL ESTATE

County of GREENVILLE

To All Whom These Presents May Concern:

I, Fred F. Moore, of Greenville County

SEND GREETING:

WHEREAS, I the said Fred F. Moore

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 THREE THOUSAND AND NO/100 - - - - - (\$ 3,000.00 )

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of THIRTY AND NO/100 - - - - - (\$ 30.00 ) 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 Fred F. Moore

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 Fred F. Moore

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 Greenville Township, School District 8-AA, being known and designated as Lot No. 45 of a subdivision known as Morgan Hills Addition, as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book A, at pages 68 and 69, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the South side of Morgan street at the corner of Lot No. 46, which point is 389 feet West of the intersection of Monaghan Road, and running thence along the line of Lot No. 46, S. 7 1/4 E. 200 feet to an iron pin at the rear corner of said lot; thence S. 82 3/4 W. 60 feet to an iron pin at the rear corner of Lot No. 44; thence along the line of that lot, N. 7 1/4 W. 200 feet to an iron pin at the corner of said lot on the South side of Morgan Street; thence along the South side of Morgan Street, N. 82 3/4 E. 60 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same lot of land conveyed to me by Bernice B. Burnett by deed of even date herewith, not yet recorded."

PAID AND SATISFIED AND CANCELLED FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, S. C.

C. W. Seales, Jr. Vivian W. Bolding Asst. Vice President Jan 30, 1952

RECORDED AND CANCELLED OF RECORD 31 DAY OF Jan 22 1952 Olin Garkswath 10:59 A.M. NO. 2447