



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, James F. Simmons and William A. Simmons SEND GREETING:

WHEREAS, we the said James F. Simmons and William A. Simmons

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 TWELVE THOUSAND AND NO/100 (\$12,000.00) five (5%)

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

NINETY-FIVE AND NO/100 (\$95.00) 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 James F. Simmons and William A. Simmons

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

James F. Simmons and William A. Simmons 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, on the East side of the New Buncombe Road, and being known and designated as a portion of Lots 4 and 5, of block B, of a subdivision known as Park Place, as shown on plat thereof recorded in the R. L. C. office for Greenville County in Plat Book A, at page 119, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the Southeast corner of the intersection of Mahon street with the New Buncombe Road, and running thence along the East side of the New Buncombe Road, S. C-17 W. 100 feet to an iron pin at the corner of Lot No. 3, of Block B; thence along the line of that lot, S. 69-43 E. 77.7 feet to an iron pin at the corner of property of Marie Simmons Clarke; thence along the line of that property, N. C-33 W. 100 feet to an iron pin on the South side of Mahon street; thence along the South side of Mahon street, N. 89-43 W. 76.8 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.

"The above described property is the same conveyed to us by Marie Simmons Clarke by two separate deeds. The first being a portion of lots 4 and 5, of block B, on May 5, 1947, recorded in Vol. 312, at page 111, and the other lot being a portion of Lot No. 4, of block B, dated July 30, 1948, recorded in Vol. 354, at page 382."

PAID, RECORDED AND CANCELLED
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
OF GREENVILLE
WITNESSES
SATISFIED AND CANCELLED BY RECORDS
DAY
R. M. C. FOR
AT