



State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE S.C. MORTGAGE OF REAL ESTATE

JUL 14 11 47 AM 1950

To All Whom These Presents May Concern: OLLIE FARNSWORTH R.M.C. SEND GREETING: I, John H. Dempsey, of Greenville County,

WHEREAS, I the said John H. Dempsey

in and by my certain promissory note, in writing, of even date with these presents, well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full

and just sum of FIVE THOUSAND SEVEN HUNDRED AND NO/100 (\$5,700.00) four (4%)

Dollars, with interest at the rate of 4 1/2% per centum per annum, to be repaid in instalments of

THIRTY-FOUR AND 55/100 (\$34.55) 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 John H. Dempsey

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

John H. Dempsey 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, being known and designated as Lot 79, and having the following metes and bounds, to-wit:

"BEGINNING on north side of Wilson Street at the corner of Lot 78 and 450 feet east of the intersection of Washington Avenue and said Street; thence with Lot 78, N. 22 W. 160 feet to the joint rear corner of Lots 78 and 101; thence with rear line of Lot 101, N. 71-20 E. 50 feet to the joint rear corner of Lots 80 and 101; thence with Lot 80, S. 22 E. 160 feet to Wilson Street; thence with Wilson Street, S. 71-20 W. 50 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 John H. Dempsey and Alice Christine Dempsey by Local Home Builders, Inc. by deed dated March 16, 1950 and recorded in the R. M. C. office for Greenville County in Vol. 404, at page 535, the said Alice Christine Dempsey having conveyed her undivided one-half interest in said property to John H. Dempsey by deed not yet recorded."