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GREENVILLE CO. S. C.

State of South Carolina) 3 11 PM 1951

County of Greenville

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, W. E. Dobbins

SEND GREETINGS:

WHEREAS, I the said W. E. Dobbins

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of Three Thousand and no/100 - - - - - (\$ 3,000.00) Dollars,

with interest at the rate of seven (7 %) per centum per annum, to be repaid in installments of Thirty-five and no/100 - - - - - (\$ 35.00) Dollars upon the first

day of each and every calendar month hereafter 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 a ten per cent attorney's fee besides 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 W. E. Dobbins

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to me, the said

W. E. Dobbins

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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, Chick Springs Township, in the City of Greer, on the south side of Bearden Avenue, formerly known as Cemetary Street and North Avenue, and having the following courses and distances, to-wit:-

Beginning at a stake on the south side of Bearden Avenue, joint corner of lot sold to Lloyd E. Hunt, and runs thence with the line of Hunt's Lot S 4 W 208 feet to a stake on Turner Crain's line; thence with Crain's line S 84 3/4 E 50 feet to a stake on said line and cornering with Annie T. Howell's lot; thence N 4-00 E 208 feet to a stake on the south side of Bearden Avenue; thence with the south side of said Avenue N 84 3/4 W 50 feet to the beginning corner.

The above being the same conveyed to me by Vernon L. Duncan by deed dated June 6th, 1945, and recorded in Vol. 276, page 273, R.M.C. Office for said County.