



**FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**

FILED GREENVILLE CO. S. C.

JAN 12 11 23 AM 1952

State of South Carolina

OLLIE FARNSWORTH  
MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, J. H. Sutton, of Greenville County, SEND GREETING:

WHEREAS, I the said J. H. Sutton

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 Twelve Thousand and No/100 - - - - - (\$12,000.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of One Hundred and No/100 - - - - - (\$ 100.00) 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 J. H. Sutton

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 J. H. Sutton 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 Berea School District, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the intersection of the White Horse Road and the Duncan Road, and running thence S. 84 1/4 E. 10.70 chains to an iron pin; running thence N. 3 1/4 E. 11.90 chains to an iron pin; running thence N. 84 3/4 W. 6.85 chains to center of White Horse Road; running thence with the center of White Horse Road in a southeasterly direction 12.40 chains to stake in road, the beginning corner and containing 9 1/2 acres and known as Tract No. 2 of property of the Ayers of Hawkins as shown by survey made by W. A. Hester, 1922, less, however, that portion which is a small tract on the southeastern side of Duncan Road on which the Fidelity Federal Savings & Loan Association has a mortgage on 2 houses located thereon. It being the intention by this mortgage to cover all other acreage which I own and the house where I now live.

"This mortgage also covers 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."

First Federal Savings and Loan Association of Greenville

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