

FEB 2 12 02 PM 1955



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, Albert C. Sinclair and Sarah C. Sinclair, of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Eleven Thousand and No/100 - - - - -

(\$ 11,000.00 ) Dollars, with interest at the rate specified in said note, to be repaid in installments of

Seventy-Two and 60/100 - - - - - (\$ 72.60 )

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/we, the said mortgagor(s) 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/us the said mortgagor(s) 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, in Paris Mountain Township, on the south side of Long Forest Drive, being known and designated as the western one-half of Lot No. 38 as shown on plat of the property of Nabors and Bridges recorded in the R. M. C. office for Greenville County in Plat Book O, at page 195, and being more particularly described according to a survey of J. C. Hill dated July 18, 1952, as follows:

"BEGINNING at an iron pin in the south side of Long Forest Drive, which pin is 1,094.55 feet from the intersection of Long Forest Drive and Old Buncombe Road and is in the center of the front line of Lot 38, and running thence through Lot 38, S. 0-15 W. 290.1 feet to an iron pin; thence S. 67-43 W. 81.4 feet to an iron pin in the center of the city water right-of-way as shown on the Hill survey; thence along the center of said right-of-way, N. 1-07 W. 320.5 feet to an iron pin in the south side of Long Forest Drive; thence with said drive, S. 89-45 E. 83.75 feet to the point of beginning. Being the same property conveyed to us by John A. Carson by deed of even date herewith, not yet recorded."

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.