

MAY 14 11 54 AM 1962



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Floyd McClain, 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 Three Thousand, One Hundred & No/100 - (\$3,100.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes se-

secured hereby), said note to be repaid with interest at the rate specified therein in installments of Thirty-One and No/100 - (\$ 31.00) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 11 1/2 years after date. The note further provides 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, become immediately due and payable, and the holder 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 Greenville Township, in School District 6-E, on the Easley Bridge Road and Saluda River, containing 20.4 acres, more or less, and having, according to a recent survey by Piedmont Engineering Service, January 10, 1950, the following metes and bounds, to-wit:

"BEGINNING at a point in the center of Easley Bridge Road, at the southeastern junction of said road and Saluda River, and running thence with said road as a line, S. 32-0 E. 75 feet to an iron pin; thence S. 77-10 E. 160 feet to an iron pin; thence S. 81-31 E. 250 feet to an iron pin; thence S. 51-50 E. 100 feet to an iron pin; thence S. 42-25 E. 410 feet to a point in the center of Easley Bridge Road and in line with a proposed road, and thence with the center of said proposed road, N. 29-45 E. 400 feet to an iron pin; thence N. 23-33 E. 155 feet to an iron pin; thence N. 30-21 E. 562.2 feet to an iron pin; thence N. 22-45 E. 400 feet to an iron pin; thence N. 67-40 W. 450 feet to a beech tree near Saluda River; thence with the banks of said river as the line, S. 24-20 W. 109 feet to an iron pin; thence S. 46-10 W. 236 feet to an iron pin; thence S. 24-47 W. 350 feet to an iron pin; thence S. 69-10 W. 200 feet to an iron pin; thence S. 72-30 W. 200 feet to an iron pin; thence S. 74-16 W. 272 feet to an iron pin; thence S. 55-50 W. 163 feet to the beginning corner; being the same conveyed to me by D. W. Johnson by deed dated June 26th, 1946 and recorded in the R. M. C. Office for Greenville County in Vol. 295, at page 114; LESS, HOWEVER, approximately .4 of an acre of the above described property located between the present right-of-way of Old Easley Bridge Road and the abandoned right-of-way of Old Easley Bridge Road and being more fully described in the deed from the mortgagor herein to B. F. Alexander and Edna K. Alexander dated February 21, 1957 and recorded in the R. M. C. office for Greenville County in Deed Vol. 571, at page 484.

PAID, SATISFIED AND CANCELLED

First Federal Savings and Loan Association of Greenville, S. C.

Virian W. Bolding, Cash Secretary, Vice-President Treasurer

Oct. 18 1965

Witness Phyllis Hilton

SATISFIED AND CANCELLED OF \$3000

21 October 1965

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

431 O'CLARK P. # 40 12409