

FILED
GREENVILLE CO. S.C.
DEC 21 10 10 AM '84
DONNIE S. BANKERSLEY

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charlotte L. Brower

in the State aforesaid, hereinafter called the Mortgagor, sends greetings.

As used herein the word "Mortgagor" shall mean the maker of this mortgage and shall include one or more persons, partnerships or corporations as the context may require, and the word "Association" shall mean the Security Federal Savings and Loan Association of South Carolina, Greenville, S.C.

WHEREAS, the Mortgagor is well and truly indebted unto Security Federal Savings and Loan Association of South Carolina, a corporation chartered under the laws of the United States, as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fifty Thousand and no/100 ----- (\$ 50,000.00) Dollars, with interest from date at the rate therein provided, until paid, said principal and interest to be paid in monthly installments and applied as therein provided, the last of which shall be due and payable on the first day of January, 19 95; which note further provides, among other things, that upon failure of the Mortgagor to abide by the By-Laws, rules or regulations of the Association or any of the covenants herein contained, or upon default in payment of any installment the Association may, at its option, declare the full amount due thereunder immediately due and payable, together with a reasonable sum as an attorney's fee if placed in the hands of an attorney, and this mortgage enforced for payment thereof; and,

WHEREAS, this mortgage is given to secure the principal indebtedness as hereinabove set forth, as evidenced by said promissory note, together with any advances necessary for the protection of the security, interest on said principal and advances, costs and attorney's fees.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Security Federal Savings and Loan Association of South Carolina, according to the terms of the said note, and also, in consideration of the further sum of Three (\$3.00) Dollars to the said Mortgagor in hand well and truly paid by the said Security Federal Savings and Loan Association of South Carolina, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Security Federal Savings and Loan Association of South Carolina, its successors and assigns:

ALL that certain piece, parcel or lot of land with improvements thereon located in the City of Greenville, County of Greenville, State of South Carolina, on the western side of North Main Street at the northwestern intersection of North Main Street and West Avondale Drive, being known and designated as Lot No. 1 and the major portion of Lot No. 2, Block G, of Northgate, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M, Page 13, and having, according to a survey thereof dated March 26, 1956 by Pickell & Pickell, Engineers, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of North Main Street in the front line of Lot No. 2 and running thence along the western side of North Main Street, S. 14-40 W. 134.6 feet to an iron pin at the northwestern intersection of North Main Street and West Avondale Drive; thence along the northern side of West Avondale Drive, N. 75-26 W. 197.3 feet to an iron pin in the eastern side of a 12-foot alley; thence with the eastern side of said 12-foot alley, N. 14-40 E. 134.6 feet to an iron pin in the rear line of Lot No. 2; thence through Lot No. 2, S. 75-26 E. 197.3 feet to the Point of Beginning; less, however,

ALL that piece, parcel and portion of said lot conveyed by Cyvia S. Rosenfeld to the City of Greenville by Deed dated November 26, 1957, being recorded in the R.M.C. Office of Greenville County, South Carolina on December 17, 1957, in Deed Book 589, Page 371, consisting of a triangular-shaped strip of land along an alley near the intersection of West Avondale Drive and North Main Street and having the following metes and bounds, to-wit:

400
8
1801

516

328-11-2