



FILED GREENVILLE CO. S. C.

FEB 16 4 09 PM 1949

OLLIE FARNSWORTH R. M. C.

State of South Carolina

MORTGAGE OF REAL ESTATE

County of GREENVILLE

To All Whom These Presents May Concern:

I, James R. Boulware, Sr., of Greenville County SEND GREETING:

WHEREAS, I the said James R. Boulware, Sr.

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 SEVEN THOUSAND, EIGHT HUNDRED AND NO/100 - (\$ 7,800.00) four (4%)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of

FIFTY AND NO/100 - - - - - (\$ 50.00 ) 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 James R. Boulware, Sr.

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 James R. Boulware, Sr.

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 Gantt Township (now in the City of Greenville), on the South side of DeOyley avenue, and being known and designated as Lot No. 29 of a subdivision known as Augusta Road Ranches, as shown on plat thereof made by Dalton & Neves, Engrs., in April, 1941 and revised in April, 1942, recorded in the R. M. C. office for Greenville County in Plat Book M, page 47, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the South side of DeOyley avenue at the joint front corners of Lots Nos. 29 and 30, said pin being 420 feet Southwest of an iron pin at the Southwest corner of the intersection of DeOyley avenue with a 15-foot alley, and running thence S. 0-13 E. 200 feet to an iron pin at the joint rear corners of Lots Nos. 29 and 30 on the North boundary of the property now or formerly belonging to Robert I. Woodside; thence along the line of that property, N. 89-47 E. 60 feet to an iron pin at the joint rear corners of Lots 28 and 29; thence along the line of said lots, N. 0-13 W. 200 feet to an iron pin at the joint front corners of Lots 28 and 29 on the South side of DeOyley avenue; thence along the south side of said DeOyley avenue, S. 89-47 W. 60 feet

PAID, SATISFIED AND CANCELED First Federal Savings and Loan Association of Greenville, S. C.

H Ray Davis Oct 6 1945 Kinser R. Smith

Ollie Farnsworth 25320