



FILED GREENVILLE CO. S. C.

AUG 22 3 46 PM 1949

OLLIE FARNSWORTH R.M.C.

State of South Carolina

County of Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, R. E. Taylor, of Greenville, S. C., SEND GREETING:

WHEREAS, I the said R. E. Taylor

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 FIVE THOUSAND, ONE HUNDRED AND NO/100 - - - (\$5,100.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of FIFTY-ONE AND NO/100 - - - - - (\$ 51.00) 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 R. E. Taylor

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 R. E. Taylor 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 Ward Five of the City of Greenville, at the northwest corner of Green Avenue and Arlington Avenue, and being known and designated as a part of Lot No. 1 on plat of the property of St. Paul Methodist Church as recorded in the R. M. C. office for Greenville County in Plat Book A, at page 140, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the northwest corner of Green avenue and Arlington avenue, and running thence along Arlington avenue, N. 71 W. 103 feet to an iron pin; thence N. 28 E. 85 feet, more or less, to an iron pin at corner of Lot formerly belonging to C. O. Allen; thence along the line of that lot, S. 64 E. 99 feet to an iron pin on Green avenue; thence along Green avenue, S. 71 3/4 W. 73.2 feet, more or less, to the beginning corner."

Being the same lot of land conveyed to me from the estate of Elizabeth M. Goggins by deed of even date herewith, not yet recorded, this deed being executed under Order of Court. This mortgage is given to secure the unpaid portion of the purchase price thereof.

Handwritten notes and signatures at the bottom of the page, including 'G. W. Seales Jr.', '26 Sept 1949', and '27967'.