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VOL 437 PAGE 389

State of South Carolina

MORTGAGE OF REAL ESTATE

County of GREENVILLE

To All Whom These Presents May Concern:

I, Charles Moskowitz, of Greenville County SEND GREETING:

WHEREAS, I the said Charles Moskowitz

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, EIGHT HUNDRED AND NO/100 - - (\$5,800.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of FIFTY-THREE AND NO/100 - - - - - (\$ 53.00 ) 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 Charles Moskowitz

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 Charles Moskowitz

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, on the north side of the Spartanburg road, also known as East North Street Extension, and being known and designated as Lot No. 4, of the property of W. A. Chandler and J. P. Ballenger, as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book C, at page 277, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the north side of what is designated as the Spartanburg Road (East North street extension), at the joint corner of Lots Nos. 3 and 4, and running thence along the joint line of said lots, N. 18-14 E. 247 feet to an iron pin in what is designated as the Old Spartanburg Road; thence along this road, S. 66-41 E. 69.7 feet to an iron pin in said old road, rear corner of Lot No. 4 of the Chandler property and Lot No. 9, of the W. A. Bates property; thence along the joint line of said lots, S. 20-21 E. 205.3 feet to the joint corner of said lots on the north side of Spartanburg road; thence along the line of said road, S. 75-55 W. 60 feet to the beginning corner, including 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. Being the same lot conveyed to me by J. L. Jameson by deed dated June 11th, 1943 and recorded in the R. M. C. office for Greenville

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10:55 A.M.  
C.W. Scader, Jr.  
asst. vice pres.  
Feb 8, 1952  
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