



FILED GREENVILLE CO. S. C.

OCT 3 3 27 PM 1949

ESTATE FARNSWORTH R. M. C.

State of South Carolina

County of GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, E. S. Guest, of Greenville County, SEND GREETING:

WHEREAS, I the said E. S. Guest

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 TWO THOUSAND AND NO/100 - - - - - (\$ 2,000.00) five (5%)

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

TWENTY AND NO/100 - - - - - (\$ 20.00) 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 E. S. Guest

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 E. S. Guest

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 West side of North Saluda River, near the town of Marietta, and having the following metes and bounds;

"BEGINNING at a stake on Cleveland line near the spring; thence S. 36 W. 14 chains to hickory; thence S. 26 E. 34.46 chains to birch on North Saluda River; thence with said river to the Marietta Bridge, Geer Highway (formerly Jones Gap Road); thence with said road to black gum (cut down) J. H. Cleveland's corner; thence N. 41 1/2 W. to beginning and containing 57 1/2 acres, more or less. Less, however, six lots on the Northwest side of Pearl Street numbered 1 to 6, as shown on plat made by W. P. Morrow, August 18, 1947, and also less certain other tracts therefrom previously conveyed. The remaining property having thereon a new two-story residence, and being a portion of the property conveyed to me by Thos. T. Goldsmith by deed dated May 9, 1942, recorded in the R. M. C. office for Greenville County in Vol. 244, page 317.

This mortgage includes the plumbing, electrical and heating fixtures now located on this property, or to be installed thereon, which are hereby expressly agreed to be a part of the realty.

PAID DATED AND CANCELLED FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

Myrtle P. Hutchins

Katherine P. Houston

Sept. 11, 1950

Handwritten notes and signatures at the bottom left, including '21023' and '21023'.