



FEB 1 4 1953

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, J. R. Burns and Ethel H. Burns, of Greenville County, SEND GREETING:

WHEREAS, we, the said J. R. Burns and Ethel H. Burns

in and by our certain promissory note, in writing, of even date with these presents are 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)

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 we, the said J. R. Burns and Ethel H. Burns

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 us, the said

J. R. Burns and Ethel H. Burns

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 Bates Township, on the Eastern side of Little Texas Road, near Travelers Rest, containing 5 1/2 acres, more or less, according to a survey made by W. A. Hester, Surveyor, August 7, 1912 (plat not recorded), being bounded on the North by Little Texas Road and by lands now or formerly owned by John Batson, on the East and South by lands now or formerly of J. C. Roe, and on the West by lands now or formerly of J. R. Anderson and by Little Texas Road, and having the following metes and bounds, to-wit:

"BEGINNING at a point on the Eastern side of Little Texas Road at the corner of the Batson land, and running thence with the line of that property, S. 81 E. 4.87 chains to a point at the corner of the Roe land; thence with the line of that property, S. 42 W. 13.64 chains to a pine stump; thence continuing with the line of said property, N. 78 W. 3.20 chains to a stake, corner of the Anderson land; thence along the line of that property, N. 18 1/2 E. 5.60 chains to a point in the center of the Little Texas Road; thence with the center of said road, N. 84 E. 1.60 chains to a bend in said road; thence continuing along the center of said road, N. 40 E. 6.00 chains 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 tract of land conveyed to us by Mrs. Frank Burns by deed dated November 2, 1943, recorded in the R. M. C. office for Greenville County in Vol. 258, at page 60."

8
June 53
M. Jansura
1154
P.M. # 15878

Wm. N. Keith

C.W. Scudder
Asst. Vice President
June 6, 1953