



FILED
GREENVILLE CO. S. C.
SEP 8 10 43 AM 1951.

State of South Carolina }

OLLIE FARNSWORTH
R. M. C.
MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Rosa Lee Smith, of Greenville County, SEND GREETING:

WHEREAS, I the said Rosa Lee Smith

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, Five Hundred and No/100 - - - (\$ 5,500.00)

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

Fifty-Five and No/100 - - - - - (\$ 55.00) 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 Rosa Lee Smith

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 Rosa Lee Smith 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 Greenville Township, on the south side of Mills Avenue, and being known and designated as Lot No. 15, of Block G, of the property of O. P. Mills as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book F, at page 171, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of Mills Avenue at the joint corner of Lots Nos. 13 and 15, and running thence along the joint line of said Lots Nos. 13 and 15, S. 44-33 E. 180 feet, more or less, to an iron pin on alley; thence along the line of said alley, S. 45-27 W. 59.4 feet to an iron pin in line of lot now or formerly belonging to McCullough; thence along the line of that lot, N. 44-44 W. 180 feet to the joint corner of said lots on south side of Mills Avenue; thence along the line of Mills Avenue, N. 45-27 E. 60 feet to the beginning corner. Together with any right, title and interest in or right of use of said 16-foot alley in the rear of said lot. Being the same lot conveyed to me by Jane G. Hammond and Susan C. Mills by deed dated August 15, 1933 and recorded in the R. M. C. office for Greenville County in Vol. 174, at page 64.

"This mortgage also covers 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."