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GREENVILLE CO. S.C.
NOV 26 1 50 PM 1952
OLLIE FAHNESTOCK
R.M.C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Boyce Calmer Kay, of Greenville County, SEND GREETING:

WHEREAS, I the said Boyce Calmer Kay

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 Eight Thousand, Seven Hundred, Fifty and No/100 - (\$ 8,750.00)

Dollars, with interest at the rate of four (4%) per centum per annum, to be repaid in instalments of

Fifty-Three and 04/100 - - - - - (\$ 53.04) 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 Boyce Calmer Kay

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 Boyce Calmer Kay 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 now within the corporate limits of the City of Greenville, on the west side of Blythwood Drive, and being known and designated as Lot No. 20 on a plat of the resubdivision of the property of J. Louis Coward as shown on plat thereof made on August 16, 1952 by E. C. Cahaley, which plat is a resubdivision of Lots Nos. 16 through 20 of a subdivision known as University Circle as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book Y, at page 111, and having, according to the Cahaley plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the north side of Carmel Street at the point of curvature of the intersection of Carmel Street and Blythwood Drive, and running thence along the north side of Carmel Street, S. 56-45 W. 130 feet to an iron pin at the corner of property now or formerly belonging to Bates; thence along the line of that property, N. 29-21 W. 80.26 feet to an iron pin at the rear corner of Lot No. 19 on the Cahaley plat; thence along the line of that lot, N. 56-45 E. 144 feet to an iron pin on the west side of Blythwood Drive; thence along the west side of Blythwood Drive, S. 34-00 E. 56 feet to an iron pin at the beginning of the curvature of the intersection of the aforesaid streets; thence following the curvature of said streets, the chord of which is S. 11-38 W., 28 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed there-