



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Edna S. Berry Eaton, of Greenville County, SEND GREETINGS:

WHEREAS, I the said Edna S. Berry Eaton

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, Eight Hundred and No/100 - - - - (\$ 2,800.00 )

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

Twenty-Eight and No/100 - - - - - (\$ 28.00 ) 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 Edna S. Berry Eaton

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 Edna S. Berry Eaton

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, in the City of Greenville, being known and designated as Lot No. 15 of Block "C" of the property known as Chapin Springs Land Company, recorded in Plat Book "E", page 41, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the north side of Pearl Avenue, and running thence with Pearl Avenue, N. 80-39 E. 60 feet to an iron pin, corner of McDaniel property; thence with line of McDaniel property, N. 10-44 E. 104 feet to an iron pin, corner of Donaldson property; thence with line of Donaldson property, N. 81-28 W. 87 feet to an iron pin, corner of Lot 14; thence S. 3-10 E. 125 feet, 4 inches to an iron pin on Pearl Avenue.

ALSO: that other strip of land in the City of Greenville, County of Greenville, State of South Carolina, adjoining the above and known and designated as a portion of the west side of Lot No. 38 of the property of Mrs. Mary Daniel according to plat made by Dalton and Neves, Engrs., March 1929 and having the following metes and bounds:

"BEGINNING at an iron pin on the north side of Pearl Avenue at a point ten feet east of the property line of above described property and running thence with Pearl Avenue, S. 80-24 W. 10 feet to a pin in line of C. Rivers Stone property; thence with