

MAY 8 10 28 AM 1954

State of South Carolina,

OLLE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

County of Greenville

To All Whom These Presents May Concern:

We, H. E. Adkins and Coney Williams Adkins SEND GREETINGS:

WHEREAS, we the said H. E. Adkins and Coney Williams Adkins

in and by our certain promissory note, in writing, of even date with these presents, are well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just

sum of FIFTY-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 installments of

Fifty-five and no/100 (\$5,500.00) Dollars upon the first day of each and every calendar month hereafter 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 a ten per cent attorney's fee besides 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 H. E. Adkins and Coney Williams Adkins

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to us, the said

H. E. Adkins and Coney Williams Adkins in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Oneal Township, about 450 feet East from the Jordan Road near Mt. Lebanon Baptist Church, containing Three and two-tenths (3.2) acres, more or less, and having the following courses and distances, to-wit: Beginning at an Iron Pin on or near the common line of the tract conveyed to G. B. Williams by J. O. Stokes and another tract known as the Briggs tract, and running thence from said Iron Pin N.5-27 E.327.9 feet to an Iron Pin, thence S.71-49 W.526.6 feet to an Iron Pin, thence S.25-30 E.336.3 feet to an Iron Pin near a crib building, thence N.66-20 E.354.8 feet to the beginning point. Bounded on all sides by lands now or formerly owned by G. B. Williams. This being the same tract which was conveyed to mortgagors herein by G. B. Williams by deed dated April 14, 1954 and which deed will be recorded forthwith in the R. M. C. Office for said County. And being a part of the property which was conveyed to G. B. Williams by J. O. Stokes by deed recorded in said office in Deed Book 75, page 584. For a more particular description see plat prepared for mortgagors herein by H. S. Brockman, Registered Surveyor, dated April 9, 1954 and which plat will be recorded forthwith in said R. M. C. Office.

ALSO

An easement or right of way over a certain driveway or roadway leading from the Jordan Road to the above described 3.2 acre tract which right of way was conveyed to mortgagors herein in their said deed from G. B. Williams.