



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Carl B. Holland, of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Thirteen Thousand and No/100 - - - - -

(\$ 13,000.00 ) Dollars, or for future advances which may be made hereunder, from time to time, up to and including the maximum amount named herein, such advances to be repaid so as to be completed within the terms of the original contract, and so long as the monthly payments set out in the note are paid according to contract, this loan shall not be deemed delinquent by reason of said advances, with interest at the rate specified in said note, (the terms of which are incorporated herein by reference) to be repaid in installments of

One Hundred, Thirty and No/100 - - - - - (\$ 130.00 ) 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, become immediately due and payable, and the holder 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/we, the said mortgagor(s) 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/us the said mortgagor(s) 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 Paris Mountain Township, near the City of Greenville, and being known and designated as Lots Nos. 3 and 56 of a subdivision known as Cedar Lane Gardens as shown on plat thereof made by T. J. McCoy, Surveyor, on the 26th day of August, 1955, recorded in the R. M. C. office for Greenville County in Plat Book GG, at page 139, and having, according to said plat, the following metes and bounds, to-wit:

LOT NO. 3: BEGINNING at an iron pin on the northwest side of Orchid Drive at the corner of Lot No. 2, and running thence along the line of that lot, N. 48-51 W. 160.9 feet to an iron pin at the rear corner of said lot; thence N. 49-11 E. 80 feet to an iron pin at the rear corner of Lot No. 4; thence along the line of Lot No. 4, S. 44-35 E. 150.4 feet to a monument on the northwest side of Orchid Drive; thence along the northwest side of Orchid Drive, S. 41-32 W. 68 feet to the beginning corner.

The above lot is subject to a 5-foot easement along the rear thereof for utility easements as shown on said plat.

LOT NO. 56: BEGINNING at an iron pin on the southeast side of Orchid Drive at the corner of Lot No. 55, and running thence along the line of that lot, S. 56-09 E. 135 feet to an iron pin at the rear corner of said lot in line of Lot No. 57, which point is in the center of a strip set aside for utility easements; thence along the center of said utility easement, S. 20-34 W. 87.4 feet to an iron pin; thence N. 56-09 W. 155 feet to an iron pin on the southeast side of Orchid Drive; thence along the southeast side of Orchid Drive, N. 33-51 E. 85 feet to the beginning corner."

Lot No. 3 above described is one of the lots conveyed to me by Ira A. Giles, Jr. by deed dated November 18, 1955 and recorded in the R. M. C. office for Greenville County in Deed Vol. 539, at page 291, and Lot No. 56 above described is one of the lots conveyed to me by Ira A. Giles, Jr. by deed of even date herewith, not yet recorded.

Handwritten notes and signatures at the bottom right of the page, including the number 4804.