



GREENVILLE CO. S. C.
MAR 29 11 45 AM 1936
LILLIE FARNSWORTH
R. M. C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF _____

To All Whom These Presents May Concern:

L. Pierce W. Strange, Jr., 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 Three Thousand Nine Hundred and No/100 - - - - -

(\$3,900.00) 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 - - - - -

Thirty-Two and 92/100 - - - - - (\$ 32.92) 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, Chick Springs Township, about two miles southwest from Taylors, lying on the west side of the Brushy Creek Road, being a part of tract No.1 as shown on Plat of property of Eliza Phillips' Estate said plat prepared by Dalton and Neves, Engineers, March 1935, and being a part of the same land that was conveyed to me by deed from Bessie P. Elmore, Executrix, May 24th, 1935, recorded in the office of the R. M. C. for Greenville County in Deed Book 129 at Page 316, and having the following courses and distances, to wit:

Beginning on a nail and stopper in the center of the said road, joint corner of an additional strip being conveyed this day to Thomas R. Strange, and runs thence with the said road, S. 42-08 E. 67.5 feet to a nail and stopper in the said road; thence S. 34-58 E. 32.5 feet to a nail and stopper in the said road; thence S. 63-00 W. 18 feet to an iron pin on the west bank of the road; then continuing with the same course for a total distance of 200 feet to an iron pin; thence S. 89-45 W. 359 feet to a Post Oak Tree, 3 x o.m. joint corner of the Chas. Phillips lands; thence with the common line of the Chas. Phillips lands and of tract No. 1 of the Eliza Phillips lands, N. 36-27 E. 100 feet to an iron pin on the said line and joint corner of the strip being conveyed to Thomas R. Strange; thence S. 88-05 E. 237.5 feet to an iron pin; thence N. 61-22 E. 200 feet to the beginning corner (iron pin back on line at 23 feet), containing One Acre, more or less. Being the same conveyed to me by Pierce W. Strange by deed dated September 20, 1952 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 465, at Page 56.

The above described property is shown on a plat being recorded in the R. M.C. Office for Greenville County in Plat Book FF, at Page 1.