



FILED GREENVILLE CO. S. C.

MAY 1960

GREENVILLE S. C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, James R. Taylor, 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 Seventeen Thousand, Five Hundred & no/100 (\$17,500.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes secured hereby), said note to be repaid with interest at the rate specified therein in installments of

One Hundred Twenty-Five and 39/100 - - (\$ 125.39) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 20 years after date. The note further provides 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 Chick Springs Township, on the southeast side of a county road (Richbourg Drive) leading from the Super Highway U. S. No. 29 to Edwards Road, containing 3.82 acres, more or less, and being known and designated as Tract No. 12 and a portion of Tract No. 13 of the property of L. L. Richbourg as shown on a plat thereof prepared by Dalton & Neves, Engineers, October, 1944 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a point in the center of the said county road, which point is 735 feet southeast from the southwest corner of the intersection of said road with the Super Highway, and running thence with the center of said road, S. 49-40 E. 75 feet to an iron pin at the corner of Tracts 12 and 13; thence continuing with the center of said road, S. 49-40 E. 55.6 feet to a point; thence still with the center of said road, S. 51-20 E. 180 feet to an iron pin, the joint corner of Tracts Nos. 11 and 12; thence with the joint line of said tracts, S. 40-0 W. 530 feet to an iron pin in line of property of William Green; thence with the line of said property, N. 8-0 W. 78 feet to a point; thence continuing with the line of said property, N. 59-50 W. 280.8 feet to a point in line of property of Earle R. Stall; thence with the line of said property, N. 36-15 E. 70 feet to an iron pin; thence on a new line across Tract No. 13, N. 43-0 E. 435 feet, more or less, to the point of beginning; being the same tract of land conveyed to me by J. H. Taylor by his deed dated August 28, 1947 and recorded in the R. M. C. office for Greenville County in Vol. 318, at page 414."

REVISED 10-1-57 MITCHELL PRINTING CO.

PAID, SATISFIED AND CANCELLED First Federal Savings and Loan Association of Greenville, S. C.

PAID, SATISFIED AND CANCELLED BY DAY OF MAY 1960 R.M.C. FOR GREENVILLE COUNTY, S.C. 10 O'CLOCK

Witness \_\_\_\_\_