



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED GREENVILLE CO. S. C. JAN 25 3 45 PM 1962 OLLIE FARNSWORTH R.M.C.

To All Whom These Presents May Concern:

I, Alvin Trammell, 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 GREEN-

VILLE, in the full and just sum of Twelve Thousand and No/100 - - - - - (\$12,000.00) 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 se-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of

Eighty-Five and 98/100 - - - - - (\$ 85.98) 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, or 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, being known and designated as a portion of Lot No. 14 of property of L. L. Richbourg according to a plat thereof prepared October, 1944 by Dalton & Neves, Engineers, and recorded in the R. M. C. office for Greenville County in Plat Book R, at page 65, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southeastern side of Super Highway U. S. No. 29 at the corner of property now or formerly belonging to F. A. Olmstead and Eleanor Olmstead, which point is 113.5 feet southwest from the center of Richbourg Drive, and running thence along the line of property now or formerly belonging to F. A. Olmstead and Eleanor Olmstead, S. 45-26 E. 400.06 feet to an iron pin in the line of Lot No. 13 at the joint rear corner of property now or formerly belonging to F. A. Olmstead and Eleanor Olmstead; and running thence along the line of Lot No. 13, S. 43 W. 114.3 feet, more or less, to an iron pin in the line of property formerly conveyed to Alvin Hester and J. H. Charping by Ella Mae F. Hudson by deed recorded in Deed Vol. 468, page 81; and running thence along the line of said property formerly owned by Alvin Hester and J. H. Charping, N. 46-25 W. 400 feet, more or less, to an iron pin on the southeastern side of said Super Highway U. S. No. 29; thence along the southeastern side of said Super Highway U. S. No. 29, N. 43 W. 115 feet to the point of beginning. This property is shown on the Greenville County Township Maps at Sheet P15.10, Block 1, Lot 3.

The above described property was conveyed to the mortgagor by Ella Mae F. Hudson by her deed dated July 25, 1961 and recorded in the R. M. C. office for Greenville County in Deed Vol. 678, at page 467. Said deed purports to convey a lot of land fronting 200 feet on the Super Highway U. S. No. 29 and running back in parallel lines a depth of 400 feet; however, the grantor of said deed, Ella Mae F. Hudson, had previously conveyed a lot of land to Alvin Hester and J. H. Charping by her deed dated December 4, 1952 and recorded in Deed Vol. 468, at page 81, the description in said deed being corrected by a later deed recorded in Deed Vol. 474, at page 200. Said Ella Mae F.

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

Evelyn B. Partee, Asst. Pres., February 1, 1962

Witness Violet K. Holley

SATISFIED AND CANCELLED OF RECORD Feb. 1962 Ollie Farnsworth R.M.C. 21485