



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Ethel L. Ivester Brooks, formerly Ethel L. Ivester, of Greenville County,

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Four Thousand, Five Hundred and No/100-----7\$ 4,500.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Fifty-Two and 25/100-----(\$ 52.25)
Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 10 years after date; and

WHEREAS, said 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 days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwest side of Hampton Avenue, in the City of Greenville, and being more particularly described according to survey and plat by Pickell & Pickell, Engineers, dated April 12, 1945, as follows:

BEGINNING at a stake on the southwest side of Hampton Avenue, which stake is 64 feet north of the northwest corner of said avenue and Lloyd Street; and running thence S. 40-30 W. 112 feet to a stake; thence N. 44-30 W. 52 feet to a stake; thence N. 40-00 E. 116 feet to a stake on said avenue; thence with said avenue, S. 40-00 E. 52 feet to the beginning corner; being the same conveyed to Emily A. Ivester and Ethel L. Ivester by Lillie Mae Richerson and Frank A. Richerson by their deed dated September 11, 1952 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 462, at Page 441, the said Ethel L. Ivester having been conveyed a one-half interest in said property by Nola Mae Ivester on September 1, 1955 by deed recorded in Deed Vol. 533 at Page 381. See also deed recorded in Deed Vol. 484, at Page 148."

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 38 PAGE 746

* SATISFIED AND CANCELLED OF RECORD
19
Dorrie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:05 O'CLOCK A.M. NO. 30140