

FILED
GREENVILLE, S. C.
MAY 12 11 49 AM 1965
CLERK OF COURTS

BOOK 1099 PAGE 656



State of South Carolina }
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, James A. Garrett and Sara W. Garrett,
(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

Twenty-Two Thousand, Eight Hundred Fifty and No/100-----\$ 22,850.00)
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 One Hundred Sixty-One and 52/100-----(\$ 161.52)
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 25 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, being known and designated as the greater portion of Lot No. 15 of a subdivision for Botany Woods, Inc. shown on plat prepared February 17, 1964 by Piedmont Engineers & Architects and recorded in the R. M. C. Office for Greenville County in Plat Book YY at Page 173 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southern side of Kingsridge Drive at the joint front corner of Lots 14 and 15 and running thence along a line through Lot 15, S. 28-17 E. 268.4 feet to a point in the rear line of Lot 15, which point is located S. 72-39 W. 6 feet from the joint rear corner of Lots 14 and 15; running thence with the rear line of Lot 15, S. 72-39 W. 69 feet to an iron pin on the eastern side of McKinney Lane; thence with the eastern side of McKinney Lane, following the curvature thereof, the following courses and distances: N. 30-42 W. 89.2 feet; N. 51-28 W. 74.2 feet; N. 60-21 W. 32.7 feet to an iron pin at the intersection of said Kingsridge Drive; thence with the curvature of said intersection, the chord of which is N. 9-35 W. 31.6 feet to an iron pin on the southern side of Kingsridge Drive; thence with the southern side of Kingsridge Drive, N. 41-10 E. 115 feet to the point of beginning; being all of Lot 15 except the triangular strip conveyed by Botany Woods, Inc. to J. E. Kaufmann, Jr. and Mary H. Kaufmann by deed dated September 3, 1965 and recorded in Deed Vol. 782 at Page 193; being the same conveyed to us by Greene F. Tucker, Jr., et al. by deed of even date to be recorded herewith."

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 5 PAGE 102

SATISFIED AND CANCELLED OF RECORD
20th DAY OF February 1965
Ollie Jamesworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:10 O'CLOCK A.M. NO. 19705