

FILED
GREENVILLE CO. S.C.
MAY 6 11 34 AM 1955
CLERK OF COURTS



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Ansel M. Pace and Marlene R. Pace, 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

Fourteen Thousand, Nine Hundred Fifty and No/100----- (\$ 14,950.00) 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 Ninety-Six and 34/100----- (\$ 96.34) 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, Chick Springs Township, being known and designated as Lot 8 and the adjoining one-half of Lot 7 of a subdivision known as Brookgreen as shown on plat thereof prepared by F. M. Lindsey, R. L. S., July 1956, recorded in the R. M. C. Office for Greenville County in Plat Book MM at Page 141 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of Dell Circle, joint front corner of Lots 8 and 9 and running thence along the joint line of said lots, S. 72-18 W. 187.9 feet to an iron pin; thence along the rear line of Lot 8 and continuing along the rear of Lot 7, N. 24-54 W. 120.7 feet to an iron pin in the rear line of Lot 7; thence continuing along the rear line of Lot 7, N. 22-40 W. 30 feet, more or less, to an iron pin in the center of the rear line of Lot 7; thence on a new line through the center of Lot 7, N. 72-18 E. 204.5 feet, more or less, to an iron pin on the western side of Dell Circle in the center of the front line of Lot 7; thence along the western side of Dell Circle, S. 17-42 E. 150 feet to the beginning corner; being the same conveyed to us by W. Ralph Robertson by deed of even date, to be recorded herewith."

Original
Donna S. Lindsey
REC
Book 153-1355
Pas
6-8-94