

MORTGAGE OF REAL ESTATE

BAND & WHITE, PRINTERS, SPARTANBURG, S. C. 148732

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Mrs. Minnie H. Townsend**

SEND GREETING:

WHEREAS, I, **Mrs. Minnie H. Townsend**

in and by **my** certain promissory note, in writing, of even date with these presents, **and** well and truly indebted to **American Building**

AND LOAN ASSOCIATION, OF GREENVILLE, S. C. in the full and just sum of **two thousand five hundred twenty**

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of **twenty dollars**

(\$ **20.00**) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid; said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing 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 thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a reasonable attorney's fee, besides 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, **Mrs. Minnie H. Townsend**

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, S. C., according to the terms of said note, and also in consideration of the further sum of **Three Dollars** to **me**

the said **Mrs. Minnie H. Townsend** in hand well and truly paid by the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C.**, 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, S. C.**, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, to be conserved thereon, situate, lying and being in the State of South Carolina, County of Greenville,

in a subdivision known as **Overbrook**, near the **Overbrook Depot** of the **Southern Depot of the Southern Public Utilities Car Line**, and being a portion of **Lots Nos. 1 and 2** of property of **Norwood, Hunt and Todd**, the portion covered by this conveyance being shown on plat of survey made for the **American Building and Loan Association** by **R. E. Dalton, Engineer**, and recorded in **Plat Book G, page 169**, **R. M. C. Office for Greenville County**, and having the following metes and bounds, to-wit:

Beginning at a point on **Brookside Avenue**, **110 feet** from the right of way of the **Southern Public Utilities Car line**, and running thence **N. 44-19 W. 50 feet** to pipe at corner of property conveyed to **R. R. Ray**; thence along **Ray's line S. 45-11 W. 98.75 feet** to an iron pipe; thence continuing along **Ray's line S. 77-0 W. 49.6 feet** to an iron pin on the line of **Lot No. 14**; thence along the line of **Lot No. 14 S. 27-42 E. 50 feet** to iron pipe; thence **N. 55-23 E. 157.5 feet** to the point of beginning.

This is the same lot of land conveyed to the mortgagor by **American Building and Loan Association** by its deed of even date, yet to be recorded, and the within mortgage is given to secure the balance of the purchase price.

Handwritten notes and signatures:
Satisfied in full
1943
Paid and 16th day of Feb. 1943
Savings & Loan Assoc.
Secretary
American Building
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
RECORDED BY CHANCELLER OF DEEDS
GREENVILLE, S. C.
M. I.
#1573