

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Forrest M. Younts

SEND GREETING:

WHEREAS, I the said Forrest M. Younts

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

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum

Two Thousand and No/100

(\$ 2,000.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments

Twenty and No/100

) Dollars upon the first

day of each and every calendar month hereafter in advance, 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 ten (10%) per centum 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, Forrest M. Younts

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

the said Forrest M. Younts 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.

and in Greenville Township, on the Franklin road, about 2 1/2 miles northwest of Greenville Courthouse, and being known and designated as Lot No. 12, on plat of the property of T. O. and Bessie M. Lawton, as recorded in the R. M. C. office for Greenville County in Plat Book E, at page 245, and having, according to said plat, the following metes and bounds to-wit:

"BEGINNING at an iron pin on the eastern side of Franklin road, joint corner of Lots 11 and 12 (which point is approximately 533.28 feet from the southwestern intersection of Franklin Road with Buncombe road), and running thence along the joint corner of Lots 11, and 12, S. 53-54 E. 175 feet to an iron pin, joint corner of Lots 11, 12, 13 and 14; thence along the joint rear line of Lots 12 and 13, S. 32-40 W. 57.1 feet to an iron pin; thence N. 53-54 W. 175 feet to an iron pin at or near fence post on the Franklin road; thence along the eastern side of said road, N. 32-40 E. 57.1 feet to the beginning corner, and being the same lot conveyed to me by Dorothea B. Hill by deed March 12, 1938, and not yet recorded."

*Paid, satisfied and cancelled
Federal Savings and Loan
Association of Greenville, S.C.
J. A. Smith, Secy
\$ 20.00*

*Witnessed by
D. L. Smith
J. A. Smith*

*1944
Ollie
15
10788*