

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Marie McKinney Peden, of Greenville, S. C. SEND GREETING:

WHEREAS, I the said Marie McKinney Peden

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

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

ONE THOUSAND, ONE HUNDRED AND NO/100

(\$ 1,100.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

ELEVEN AND NO/100

*and cancelled loan and paid S.C.*

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 attorneys 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 the said Marie McKinney Peden

*Paid Federal Savings and Loan Association of Greenville, S.C. 25 years*

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 to me

the said Marie McKinney Peden 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 west side of Buncombe Road, and being known and designated as all of Lot No. 1, of Block A, of the property of Mt. View Land Company as shown by Plat thereof recorded in the R. M. C. office for Greenville County in Plat Book A, at pages 396-97 and a portion of the lot adjoining said Lot No. 1 on the south, and being more particularly described as follows:

BEGINNING at an iron pin on the west side of Buncombe Road at a point 111.4 feet northwest of the intersection of Martin street with Buncombe Road, corner of another lot belonging to the M. A. McKinney estate; and running thence approximately S. 87 W. 31.3 feet to an iron pin in line of said two lots of McKinney estate; thence approximately N. 87 W. 33.9 feet to an iron pin in line of said lots; thence approximately N. 87 W. 21.6 feet to an iron pin in line of Lot No. 33, Block A, Plat Book A, pages 396-97; thence along the line of that lot, approximately N. 20 W. 8.7 feet to an iron pin in line of Lot No. 1, of Block A, Being the rear corner of Lot No. 33; thence approxiamtely S. 89 1/2 W. 90 feet along the rear of Lots 32 and 33, to an iron pin on a 10-foot alley as shown on said plat; thence along the line of said alley, approximately N. 20 W. 33.5 feet to an iron pin, joint rear corner of Lots 1 and 2, of Block A, (lot No 2 now or formerly belonging to Mrs. G. C. Cloninger); thence along the line of said Lots 1 and 2, approximately N. 86 E. 188.8 feet, more or less, to an iron pin on west side of Buncombe Road, which point is 178.5 feet from the intersection of Martin street with Buncombe Road; thence along the line of Buncombe Road (15 feet behind sidewalk line), approximately S. 22 E. 67.1 feet to the beginning corner, Being all of Lot No. 1 Block A, of Mt. View Land Company property as conveyed to M. A. McKinney by E. S. Ballenger by deed dated Aug. 14, 1914 and recorded in Vol. 27, page 249, and about 8.6 feet of the lot adjoining on the south, conveyed to M. A. McKinney by K. S. Conrad by deed dated March 8, 1916, and recorded in the R. M. C. office for Greenville County in Vol. 39, page 135, except whatever portion has been granted to the State Highway Department for widening Buncombe Road. This is the same lot in which the interests of the other heirs at law of M. A. McKinney, and the Executors and beneficiaries under the will of Lillie McKinney Rector have conveyed me their interests by deed not yet recorded.

*Nov. 25 1918*  
RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C. NOV 25 1918