

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James C. Shirley, of Greenville, S. C., SEND GREETING:

WHEREAS, I the said James C. Shirley

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

TWO THOUSAND, TWO HUNDRED AND NO/100

(\$ 2,200.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

TWENTY-TWO AND NO/100 (\$ 22.00) 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 James C. Shirley the said

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

the said James C. Shirley

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 Gantt Township, about 4 miles from Greenville Courthouse, on the Staunton Bridge road, near Welcome Church, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the center of Staunton Bridge road, at corner of property of R. D. Chapman, and running thence with Chapman's line, N. 65-30 W. 706 feet to an iron pin in Chapman's line; thence still with Chapman's line, N. 31-15 W. 1166 feet to an iron pin, Chapman's and Wright's corner; thence with Coleman Wright's line, S. 59-45 W. 1009 (crossing small branch) to an iron pin; thence S. 30-50 E. 974.6 feet to an iron pin on T. A. Huff's corner; thence with line of Huff property, N. 83-0 E. 830.5 feet to an iron pin (marked "C" on plat hereinafter referred to) on Huff's line; thence continuing with Huff's line, S. 67-05 E. 845 feet to an iron pin in center of Staunton Bridge road; thence with center of said road, N. 10-20 E. 271.9 feet to the beginning corner.

"The above tract is composed of the land conveyed to Rupert Scruggs by W. A. Chandler by deed dated March 25, 1913, and recorded in Vol. 18, page 33, R. M. C. Office for Greenville County, and a small triangle conveyed to said Rupert Scruggs by T. A. Huff, Nov. 30, 1927, by deed recorded in Vol. 193, pg. 209, R. M. C. office for Greenville County. The tract contains 31.35 acres, more or less, according to plat thereof made by Dalton & Neves, Feb. 1927, showing the tract of T. A. Huff adjoining."

This is the same property conveyed to me by Rupert Scruggs by deed dated April 27, 1939 by deed not yet recorded, this mortgage being given to secure the unpaid portion of the purchase price thereof.

RECORDED IN R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C. BY CLERK A. M. [Signature] 3:51 P.M. 1939 #10551

*Handwritten notes:* "Paid", "Satisfied", "and cancelled", "Savings and Loan Association", "See", "Oct. 27", "1939".