MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 14566—8-13-40

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Eddie M. Garrett, of Greenville County, S. C. SEND GREETINGS:

WHEREAS I the said Eddie M. Garrett

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 FIVE HUNDRED AND NO/100

($500.00) Dollars, with interest at the rate of (6%) per centum per annum, to be paid in instalments of NINE AND NO/100 ($9.00) 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, the said Eddie M. Garrett

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 Eddie M. Garrett 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, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

and in Greenville Township, on the east side of Pearl Avenue, and being known and designated as Lot No. 4, of the property of Elizzie Bramlett, as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book G, at page 235, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the east side of Pearl avenue at the joint corner of Lots Nos. 3 and 4, which point is 312 feet north of the northeast corner of the intersection of Pearl avenue and Cedar Lane Road, and running thence along the east side of said Pearl avenue, N. 10-44 E. 54 feet to an iron pin, joint corner of Lots Nos. 4 and 5; thence along the joint line of said lots, S. 79-30 E. 125 feet to an iron pin; thence S. 10-44 W. 54 feet to an iron pin, joint rear corner of Lots Nos. 3 and 4; thence along the joint line of said lots, N. 79-30 W. 125 feet to the beginning corner. Being the same lot conveyed to me by Carter Hendrix and Martha Hendrix by deed of even date herewith, not yet recorded."

PAID SATISFIED AND CANCELLED
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
OF GREENVILLE, S. C.
Secy-Treas.
Witness: Eddie Smith
Witness: Mildred Smith
March 6, 1945

SATISFIED AND CANCELLED
RECORDED 16th DAY OF March 1945
AT 4:27 O'CLOCK P. M.
Ernie Farnsworth
CLERK OF COURT, GREENVILLE COUNTY, S. C.
#3121