



FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

MAR 20 12 12 PM 1948

State of South Carolina

County of GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, William James Morgan and William John Morgan SEND GREETING:

WHEREAS, we the said William James Morgan and William John Morgan

in and by our certain promissory note, in writing, of even date with these presents are well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of FIVE THOUSAND, FIVE HUNDRED AND NO/100 - - (\$5,500.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of FORTY-FOUR AND NO/100 - - - - - (\$ 44.00) 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 beside 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 we, the said William James Morgan and William John Morgan

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 us,

the said William James Morgan and William John Morgan 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 Ward One of the City of Greenville, on the north side of West Park Avenue, and being known and designated as all of Lot No. 1 and the western half of Lot No. 2 of the property of Ava C. Ferguson, as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book C, at page 254, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the northeast corner of the intersection of Mansell street and West Park Avenue, and running thence along the east side of Mansell street, N. 20-45 E. 141 feet to an iron pin at the southeast corner of the intersection of a 14-foot alley with said Mansell street; thence along the south side of said alley, S. 75-30 E. 83.5 feet to an iron pin in the center of the rear line of Lot No. 2 at the corner of lot now or formerly belonging to John E. Johnston; thence along the line of that lot, S. 18-30 W. 140.7 feet to an iron pin on the north side of West Park Avenue; thence along the north side of West Park Avenue, N. 76-30 W. 83.5 feet to the beginning corner. Being the same property conveyed to Richard Morgan and Wm. James Morgan by Marian Housh Tremble and Clara Iona Rauch by deed dated December 18, 1944 and recorded in the R. M. C. office for Greenville County in Vol. 270, at