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GREENVILLE, S. C.

MAR 14 3 24 PM '54

State of South Carolina
County of GREENVILLE

MORTGAGE OF REAL ESTATE
GREENVILLE, S. C.

To All Whom These Presents May Concern:

I, Frank Estes, of Greenville County SEND GREETING:

WHEREAS, I the said Frank Estes

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, FIVE HUNDRED AND NO/100 - - - (\$ 1,500.00.)

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

FIFTEEN AND NO/100 - - - - - (\$ 15.00 .) 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 I, the said Frank Estes

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 Frank Estes 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, Greenville Township, on the North corner of the intersection of East Welborn Street with Railroad Avenue, Anderson Street Highlands, near the City of Greenville, being known and designated as Lot #42, Anderson Street Highlands, according to plat of said subdivision prepared by Dalton and Neves, 1939 as recorded in the R. M. C. office, County of Greenville, South Carolina in Plat Book "J" on page 157, having, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the North corner of the intersection of East Welborn Street with Railroad Avenue, thence N. 32-18 E. 131.2 feet to an iron pin on Railroad Avenue at joint rear corner of Lots #42 and #34; thence N. 47-20 W. 48.2 feet to an iron pin at joint rear corner of Lots #42 and #43; thence S. 42-40 W. 129 feet to an iron pin on the Northeast side of East Welborn Street at joint front corner of Lots #42 and #43; thence along said street, S. 47-20 E. 71.6 feet to an iron pin on the North corner of the intersection of East Welborn Street with Railroad Avenue, the point of beginning; being the same conveyed to me by Mary G. Traxler, Executrix of the Estate of David B. Traxler, deceased by her deed dated May 7th, 1946, recorded in the R. M. C. office for Greenville County in Deed Vol. 299, page 10."

Binner N. Keith
Vivian W. Bolding
cash
August 25, 1954

31 Aug. 54
Ollis Larnworth
8:37 A. 1954