



FILED
GREENVILLE CO. S. C.

State of South Carolina

MORTGAGE OF REAL ESTATE
SEP 16 4 43 PM 1949

County of GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, Clarence Copeland, of Greenville County SEND GREETING:

WHEREAS, I the said Clarence Copeland

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 SIX THOUSAND, EIGHT HUNDRED AND NO/100 - - (\$ 6,800.00) four (4%) Dollars, with interest at the rate of 4 1/2 (4 1/2%) per centum per annum, to be repaid in instalments of

FORTY-EIGHT AND NO/100 - - - - - (\$ 48.00) 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 Clarence Copeland

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 Clarence Copeland 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 side of Amherst Avenue, known and designated as Lot No. 1 of "Augusta Heights" according to a plat thereof made by Dalton & Neves, April, 1941, recorded in the R. M. C. office for Greenville County in Plat Book K, page 88, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a stake on the North side of Amherst Avenue, which stake is 195 feet from the intersection of Amherst Avenue and Tyler street, at the joint corner of Lots Nos. 1 and 2, according to said plat, and running thence along the North side of said Amherst Avenue, N. 62-45 E. 55 feet to a stake; thence N. 26-38 W. 199.4 feet to a stake; thence S. 62-45 W. 55 feet to a stake at joint rear corner of Lots Nos. 1 and 2; thence S. 26-38 E. 199.4 feet to a stake at the joint corners of Lots 1 and 2 on the North side of Amherst Avenue, the point of beginning, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same lot of land conveyed to me by William J. Nolan, Jr. and Marie L. Nolan by their deed dated August 26, 1949, not yet recorded."

PAID, RECEIVED AND CANCELLED
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
GREENVILLE, S. C.

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