

FILED GREENVILLE CO. S. C.



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE FARNSWORTH R. M. C.

State of South Carolina

COUNTY OF... Greenville.....

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Carl E. Jernberg, Jr. and Frances W. Jernberg..... SEND GREETING:

WHEREAS, we... the said..... Carl E. Jernberg, Jr. and Frances W. Jernberg.....

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... Seven Thousand, One Hundred and No/100... (\$7,100.00..)

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

Fifty-Four and No/100... (\$54.00....) 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... Carl E. Jernberg, Jr. and Frances W. Jernberg

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... \$3.00, the said.....

Carl E. Jernberg, Jr. and Frances W. Jernberg... 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 Northwest side of Berkley Avenue, being known and designated as the greater portion of Lots Nos. 20 and 29 and a small triangular portion of Lot No. 21 of a subdivision known as Franklin Park, according to a plat thereof prepared by W. J. Riddle, Surveyor, December, 1943 and recorded in the R. M. C. office for Greenville County in Plat Book M, at page 89 and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northwest side of Berkley Avenue at a point 10 feet Northeast from the joint front corner of Lots Nos. 19 and 20, and running thence along the Northwest side of Berkley Avenue, N. 32-58 E. 71.6 feet to a point in the front line of Lot No. 21 at the corner of property belonging to John W. Arrington, Jr.; thence along a new line through Lot No. 21, 20 and 29, (this line being shown on a survey of Dalton and Neves, Engineers, dated August, 1950) N. 57-08 W. 271.2 feet, more or less, to a point on the Northwest side of a 10-foot alley shown on the above mentioned Riddle plat; thence along the Northwest side of said 10-foot alley, S. 46-41 W. 51.8 feet, more or less, to a point which is 10 feet Northeast of the rear corner of Lot No. 30; thence along the line of property heretofore conveyed by D. Frank Williams to Rebecca W. Johnson, S. 53-00 E. 292 feet, more or less, to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be

PAID, SATISFIED AND CANCELLED First Federal Savings and Loan Association of Greenville, S. C.

RECORDED AND CANCELLED OF RECORD DAY OF R. M. C. FOR GREENVILLE COUNTY, S. C. AT... BLOCK... A...

Witness