



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

Barmore Realty Company, Inc., SEND GREETING:

WHEREAS, the said Barmore Realty Company, Inc.

in and by its certain promissory note, in writing, of even date with these presents, is well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full

and just sum of Four Thousand, Five Hundred and No/100 (\$4,500.00) five (5%)

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

Forty-Five and No/100 (\$45.00) 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, the said Barmore Realty Company, Inc.

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, the said

Barmore Realty Company, Inc., 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, in Greenville Township, known and designated as Lot No. 4 of Block 3, of Boyce Lawn Addition, represented by a plat recorded in Plat Book A, page 179, R. M. C. office for Greenville County, said lot being situate in the City of Greenville and having the following metes and bounds:

"BEGINNING on the south side of Whitsett Street, joint corner of Lots Nos. 3 and 4, and running thence S. 15 E. 126 feet and 1 inch to a ten-foot alley; thence with alley, N. 76-45 E. 66 feet and 8 inches to joint corner of Lots Nos. 4 and 5; thence N. 15 W. 126 feet 1 inch to Whitsett Street; thence along Whitsett Street, S. 76-45 W. 66 feet and 8 inches to the beginning corner, less however, the strip of 2 1/2 feet on the eastern side of said lot deeded to Mary Bolt O'Shields November 14, 1945 and recorded in the R. M. C. office for Greenville County in Book 283, page 26. Being the same conveyed to mortgagor corporation by Minnie Hunt Gillies by deed dated August 23, 1946 and recorded in the R. M. C. office for Greenville County in Vol. 297, at page 437.

"This mortgage also covers 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."