



FILED
GREENVILLE CO. S. C.

State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
JAN 17 10 30 AM 1952

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

We, J. H. Brown and Lillian S. Brown, of Greenville County, SEND GREETING:

WHEREAS, we the said J. H. Brown and Lillian S. Brown

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 Three Thousand, Four Hundred and No/100 - - - (\$ 3,400.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of Thirty-Four and No/100 - - - - - (\$ 34.00) 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 J. H. Brown and Lillian S. Brown

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 J. H. Brown and Lillian S. Brown 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 Greenville Township, on the west side of Buncombe Road, and being known and designated as all of Lot No. 11, of Block A, and a 10-foot strip of Lot No. 10, of Block A, of the property of the Mt. View Land Company as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book A, at page 396, and being more particularly described as follows, to-wit:

"BEGINNING at an iron pin on the west side of the Buncombe road at the joint corner of Lots Nos. 11 and 12, of Block A, and running thence along the joint line of said lots in a southwesterly direction 178 feet to an iron pin on the east side of a 10-foot alley; thence along the line of said alley in a southeasterly direction, 52.35 feet to an iron pin on said alley at a point 7.35 feet southeast of the joint rear corner of Lots Nos. 10 and 11, of Block A; thence in a northeasterly direction through Lot No. 10, of Block A, 179 feet, more or less, to an iron pin on the west side of Buncombe Road at a point 10 feet southeast of the joint corner of Lots Nos. 10 and 11; thence along the west side of the Buncombe Road in a northwesterly direction 70 feet 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 a part of the realty. Being the same lot conveyed to us by R.E. Shoaf and Ruth Shoaf by deed dated Feb. 2, 1942 and recorded in the R.M.C. office for Greenville County in