



State of South Carolina } MORTGAGE OF REAL ESTATE
COUNTY OF Greenville }

To All Whom These Presents May Concern:

We, Fletcher L. Kirkland and Bess G. Kirkland SEND GREETING:

WHEREAS, we the said Fletcher L. Kirkland and Bess G. Kirkland

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 Ten Thousand and No/100 - - - - - (\$10,000.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of Seventy-Six and No/100 - - - - - (\$ 76.00) 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 Fletcher L. Kirkland and Bess G. Kirkland

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 Fletcher L. Kirkland and Bess G. Kirkland 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 south side of Croft Street, and being a part of Lot No. 41, Section C, as shown on the plat of Stone Land Company, recorded in the office of the R. M. C. for Greenville County in Plat Book A, pages 337-341, and being more particularly described as follows:

"BEGINNING at an iron pin on the south side of Croft Street at a point 64 feet East of the joint corner of Lots Nos. 39 and 41, Section C, as is shown on said plat, and running thence S. 1-41 W. 200 feet, more or less, to an iron pin in an alley-way, or what was formerly an alley-way; thence S. 83-13 E. 65 feet, more or less, to an iron pin, corner of a two foot strip heretofore sold to C. Rivers Stone; thence N. 1-41 E. 200 feet to an iron pin in line of Croft Street, which point is 2 feet West of the joint corner of Lots Nos. 41 and 43, of Section C, as is shown on said plat; thence along the south side of Croft Street, N. 83-13 W. 65 feet, more or less, to 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.

"Together with all the right, title and interest of the mortgagors in and to the alley-way, or what was formerly an alley-way, in the rear of the above described lot.