



NOV 27 3 00 PM 1955

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, Joe E. Patterson and Kathryn P. Kimbrough

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Six Thousand and No/100 - - - - -

(\$6,000.00 -) Dollars, or for future advances which may be made hereunder, from time to time, up to and including the maximum amount named herein, such advances to be repaid so as to be completed within the terms of the original contract, and so long as the monthly payments set out in the note are paid according to contract, this loan shall not be deemed delinquent by reason of said advances, with interest at the rate specified in said note,

(the terms of which are incorporated herein by reference) to be repaid in installments of

Forty-Five and 49/100 - - - - - (\$45.49 - - - - -) 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, become immediately due and payable, and the holder 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/we, the said mortgagor(s) 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/us the said mortgagor(s) 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, being known as a part of Fallis Annex Subdivision, and being located near Farmer Oil Mill and having the following metes and bounds, to-wit:

"BEGINNING at a pipe at the southwest intersection of Bradley Street and Earle Drive, and running thence along Earle Drive, S. 64-0 W. 300 feet to a point at corner of property conveyed to Crosland; thence along the line of property conveyed to Crosland, S. 23-34 E. 200 feet, more or less, to a point on the line of other property conveyed to Crosland; thence along the Crosland line, N. 64-50 E. 300 feet to a point at the corner of Crosland property on the west side of Bradley Street; thence along Bradley Street, N. 23-34 W. 203.3 feet to pipe at point of beginning."

The above described property is all the remaining property of J.B. Patterson and Hulda Patterson located between Bradley Street, Earle Drive and White Circle, and reference is hereby made to plat recorded in R.M. C. Office for Greenville County in Plat Book C, page 101. The property above described is located at the intersection of Bradley Street and Earle Drive, the surrounding property having been conveyed by the said J. B. Patterson and Hulda Patterson to Crosland. Being the same lot of land conveyed to us by J. B. Patterson and Hulda Patterson by their deed dated May 20, 1947, and recorded in the R. M. C. Office for Greenville County in Vol. 312, at page 295.

Hulda Patterson joins in the execution of this mortgage by reason of the fact that she holds a life estate in the above described property.

The last payment on this mortgage, if not sooner paid, will become due and payable 18 years after date.