

MAR 18 11 21 AM 1957

BOOK 707 PAGE 513

State of South Carolina,)
County of Greenville

OLLIE FARNSWORTH
MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Houston E. Crain and Anne M. Crain SEND GREETINGS:

WHEREAS, we the said Houston E. Crain and Anne M. Crain

in and by our certain promissory note, in writing, of even date with these presents, are well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of EIGHTY-FIVE HUNDRED and no/100---- (\$ 8,500.00) Dollars,

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

Eighty-five and no/100----- (\$ 85.00) Dollars upon the first day of each and every calendar month hereafter 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 a ten per cent attorney's fee besides 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 Houston E. Crain and Anne

M. Crain

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to us, the said

Houston E. Crain and Anne M. Crain

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Chick Springs Township, on the West side of a new street about two miles Northwest of the Town of Greer, near the Fairview Baptist Church, and being known and designated as lot no. Four (4) on Plat no. 1 of the R. B. Vaughn Estate property which plat was prepared by H. S. Brockman, Registered Surveyor, dated July 11, 1956 and which plat has been recorded in the R. M. C. Office for said County in Plat Book LL, page 29, and having the following courses and distances, to-wit: Beginning at a Stake on the west side of said street at the joint front corner of lots nos. 3 and 4 as shown on said plat, and running thence with the West side of said street N.12-09 E.90 feet to a Stake at the joint front corner of lots nos. 4 and 5 as shown on said plat, thence N.80-51 W.200 feet to a Stake, thence S.12-09 W.90 feet to a Stake, thence S.80-51 E.200 feet to the beginning point. Bounded on the North by said lot no. 5, on East by said new street, on South by said lot no. 3, and on West by lands now or formerly owned by Ralph S. Vaughn. This being a part of the property which was conveyed to W. Dennis Smith by Bessie V. Mitchell, as Executrix of R. B. Vaughn Estate by deed recorded in said office in Deed Book 561, page 178. Also see Quit Claim deed of Ola Vaughn et al to W. Dennis Smith dated Nov. 24, 1956 and which Quit Claim deed was filed for recording in said office on March 15th, 1957. This being the same property which was conveyed to mortgagors herein by W. Dennis Smith by deed dated this date, which deed will be recorded forthwith in the said R. M. C. Office.

Witness
By [Signature]
Sec'y-Treas.
WOODRUFF FEDERAL SAVINGS & LOAN ASSOC.

RECORDED AND INDEXED BY
[Signature]
R. M. C. OFFICE OF GREENVILLE COUNTY, S. C.
AT 11:21 O'CLOCK A.M. 1957