



FILED
GREENVILLE CO. S. C.

APR 16 2 34 PM 1958

State of South Carolina

OLLIE FARMWORTH

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, John D. Spence, Jr. & Charles W. Spence, of Greenville County

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 Sixteen Thousand and no/100 - - - - - (\$ 16,000.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes se-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of

One Hundred Thirty and 74/100 - - - - - (\$ 130.74) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal bal-

ances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 15 years after date. The note further provides 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, being a strip of land 50 feet wide extending between the northeastern side of Augusta Road and the southwestern side of Parkins Mill Road and having, according to a plat entitled John D. Spence, Jr., and Charles W. Spence by T. C. Adams, April 12, 1958, recorded in the R. M. C. Office in Plat Book pp at Page⁹⁷, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Augusta Road at the corner of property of John B. Scoggins, which iron pin is situate 341.8 feet south of Augusta Road and Parkins Mill Road and running thence along the property of John B. Scoggins N. 61-49 E. 126.3 feet to an iron pin on Parkins Mill Road; thence with said Parkins Mill Road, S. 42-32 E. 52.58 feet to an iron pin on property of E. M. Bishop; thence along E. M. Bishop property S. 61-49 W. 156 feet to an iron pin on Augusta Road; thence with Augusta Road, N. 9-26 W. 52.9 feet to the point of beginning and being the same conveyed to us by John B. Scoggins by his deed of even date to be recorded herewith.

Together with an easement appurtenant to the above described lot over that strip of land adjoining the above described property and extending from the Augusta Road to the Parkins Mill Road, being approximately 50 feet wide, and having such dimensions as are set forth in the aforementioned deed from John B. Scoggins to the mortgagors herein. This easement is to be used jointly for parking in connection with the above described property and the adjoining property of John B. Scoggins.