

JUL 29 1 33 PM 1958

STATE OF SOUTH CAROLINA } OLLIE FAIRBANKS WORTH
 COUNTY OF GREENVILLE } R. M. C.
 GREENVILLE COUNTY }
MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:I, Jones T. Payne SEND GREETINGS:WHEREAS, I the said Jones T. Paynein and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and justsum of FIFTEEN HUNDRED and no/100----- (\$ 1,500.00) Dollars,with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

Fifteen and no/100----- (\$ 15.00) 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 I, the said Jones T. Payne

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 me, the saidJones T. Payne

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 Taylor's School District, about three miles Northwest from the City of Greer, and being known and designated as lots nos. Twenty-three (23), Twenty-four (24) and Twenty-five (25) of the I. D. Bishop property as shown on plat prepared by H. S. Brockman, Registered Surveyor, dated July 20, 1948; Beginning at a Stake located on the North side of a thirty foot road and which Stake is at the East corner of lot no. 4 as shown on said plat, and running thence with the North side of said road N. 93-25 E. 200 feet to a Stake located at a turn in said road, thence with the West side of said road N. 23-15 W. 181.5 feet to a Stake, thence S. 66-45 W. 192 feet to a Stake, thence S. 23-15 E. 149.5 feet to the beginning point. Bounded on the North by lot no. 22 as shown on said plat, on East and South by said thirty foot road, and on West by lots nos. 4 and 5 as shown on said plat. This being the same property which was conveyed to mortgagor herein by Curtis O. Brown by deed recorded in the R. M. C. Office for said county in Deed Book 498, page 237. For a more particular description see the aforesaid plat which has been recorded in said office in Plat Book FF, page 150.

This is a second mortgage over the above described property. Mortgagee herein holds the first mortgage which was given to it by Curtis O. Brown dated Dec. 22, 1953 in the original sum of \$3,500.00 and which mortgage has been recorded in the said R. M. C. Office in Real Estate Mortgage Book 582, page 316.