

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Verner T. Howard SEND GREETINGS:

WHEREAS, I the said Verner T. Howard

in 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 just

sum of FORTY-FIVE HUNDRED and no/100-- (\$ 450.00) Dollars,

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

Forty-five and no/100-- (\$ 45.00) 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 Verner T. Howard

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 said

Verner T. Howard 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, Chick Springs Township, and being known and designated as lot no. Fifty-two (52) and a part of lot no. Fifty-three (53) of the J. E. James Estate property as shown on plat prepared by S. C. Moon, Surveyor, dated Oct., 1940 and which plat has been recorded in the R. M. C. Office for said County in Plat Book 00, page 92, on the East side of the James Road about 1 mile South of Greer, containing Three and 15/100 (3 15/100) acres, more or less, bounded on the North by lot no. 2 of the Verner Howard property as shown on plat prepared by John A. Simmons, Reg. Surveyor, dated June 29, 1961 and which plat has been recorded in the R. M. C. Office for said County in Plat Book MM, page 123, on the East by lands now or formerly owned by the City of Greer, on South by lot no. 31 as shown on the first above mentioned plat, and on the West by the James Road. This being the same property described in deed of George Esley Howard et al to mortgagor herein recorded in said office in Deed Book 479, page 520, EXCEPT so much of same which is included in lots nos. One (1) and Two (2) as shown on plat prepared for mortgagor herein by John A. Simmons, Registered Surveyor, dated June 29, 1961 and which plat has been recorded in said office in Plat Book 00, page 123.

*Satisfied and Cancellation Authenticated
Dated 8/6/60 Woodruff Federal Savings
Withdrawn: V. T. Howard
Virginia Hunter Reg. S. T. Jones
J. H. East*

SATISFIED AND CANCELLED OF RECORD
5 DAY OF Aug 1960
Ollie Larnedworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 12:00 O'CLOCK P. M. NO. 4242