



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I. Evelyn B. Owens, of Greenville County,

FILED GREENVILLE CO. S. C. DEC 7 10 05 AM 1952 OLLIE J. LEWIS WORTH R. M. C.

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 GREEN-

VILLE, in the full and just sum of Four Thousand, Five Hundred and No/100 - - (\$4,500.00) 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 _____

Forty-Five and 09/100 - - - - - (\$ 45.09) 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 balances, 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 12 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, just off the Stanton Bridge Road, containing one acre, more or less, according to survey and plat made by J. Mac Richardson, in March, 1950, and having the following description, to-wit:

"BEGINNING at an iron pin at corner of lands of F. J. Boling and W. O. Boling and runs thence along the line of lands of F. J. Boling, S. 77 W. 196.6 feet to corner on easement road hereinafter referred to; thence on the same degree 12.4 feet to iron pin on lands of W. O. Boling; thence N. 24-48 W. 208 feet to iron pin on W. O. Boling; thence N. 77 E. 209 feet to pin on W. O. Boling; thence S. 24-48 E. 208 feet to beginning corner, and being bounded on the north, east and west by lands of W. O. Boling and on the south by F. J. Boling and W. O. Boling.

"ALSO a right of way or easement of 12 feet in width along the property previously conveyed by W. O. Boling to F. J. Boling and extending in a northerly direction from the Stanton Bridge Road to the lands above described and being approximately 500 feet in length. The purpose of this easement is to enable the mortgagor herein and his assigns to gain ingress and egress to the property herein mortgaged and the said right-of-way or easement is to be used jointly by the owners of all lots herein referred to and by W. O. Boling or his assigns.

"The above described property was conveyed to me by F. J. Boling by deed dated December 9th, 1954 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 514, at Page 333."