



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, James M. Dickson and Sandra Dickson, 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 GREEN-

VILLE, in the full and just sum of Four Thousand, Seven Hundred Eight and 34/100 (\$ 4,708.34) 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-Nine and 38/100 - - - - - (\$ 49.38) 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 on or before December 1, 1973.

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, in or near the City of Greenville, being known and designated as Lot No. 141, Section B, according to a plat entitled "A subdivision for Woodside Mills; Greenville, S. C.", being recorded in the R. M. C. Office for Greenville County in Plat Book W, at Page 112, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the west side of Spring Street at the joint front corner of Lots Nos. 140 and 141, and running along the joint line of said lots, N. 55-08 W. 160 feet to an iron pin on the east side of a 12-foot alley; thence along the east side of said 12-foot alley, N. 34-52 E. 33 feet to an iron pin; thence S. 72-29 E. 97.5 feet to an iron pin; thence S. 56-57 E. 67 feet to an iron pin on the west side of Spring Street; thence along the west side of Spring Street, S. 34-52 W. 64 feet to the beginning corner; being the same conveyed to us by Melvin L. Wyatt and Peggy Jean Wyatt by deed dated November 30, 1961 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 687, at Page 480."

A prior mortgage over the above described premises, executed in favor of the mortgagee herein by Melvin L. Wyatt and Peggy Jean Wyatt on December 4, 1958 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 767, at Page 445 was cancelled of record through error. The said Melvin L. Wyatt and Peggy Jean Wyatt conveyed the above described premises to the undersigned by deed dated November 30, 1961 and recorded in said R. M. C. Office in Deed Vol. 687, at Page 480 and the undersigned, in accepting said deed, expressly assumed and agreed to pay the balance then due on the aforesaid mortgage to the First Federal Savings and Loan Association of Greenville. The within mortgage, and the note which the same secures, is executed for the purpose of correcting said error, and the principal amount of the note represents the balance due on the cancelled note and REVISED 10-1-57 mortgage as of this date.