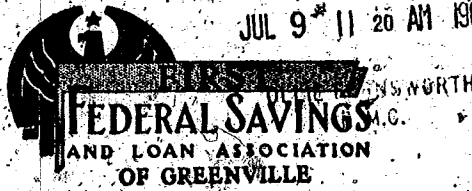


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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Roy Lee Bowens and Gussie B. Talley, 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/ate well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Eleven Thousand Two Hundred Fifty & no/100 (\$ 11,250.00) 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

Seventy-Two and 50/100 (\$ 72.50) Dollars upon the first day of

each and every calendar month hereafter, 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 25 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 SAV-

INGS 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 there-

on, situate, lying and being in the State of South Carolina, County of Greenville, in the City of

Greenville, known and designated as Lot No. Two (2) on plat of Carver Park Addition

made by the Piedmont Engineering Service, February, 1953, and recorded in the

R. M. C. Office for Greenville County in Plat Book DD, page 71, and having, accord-

ing to said plat, the following courses and distances, to-wit:

"BEGINNING at an iron pin on Carter Street, joint front corner of Lots 2 and 3, and

running thence along the line of Lot No. 3, S. 89-44 E. 150.4 feet to an iron pin; thence

N. 36-54 W. 62.5 feet to an iron pin, rear corner of Lot No. 1; thence along the line

of Lot No. 1, N. 89-44 W. 113.2 feet to an iron pin on Carter Street; thence along

Carter Street, S. 0-18 W. 50 feet to the beginning corner; being the same conveyed to

the mortgagor, Roy Lee Bowens, by G. Dewey Oxner by deed dated August 10, 1959,

and recorded in the R. M. C. Office for Greenville County in Deed Vol. 631, at Page

398, the said Roy Lee Bowens having conveyed an undivided one-half interest in said

property to the mortgagor, Gussie B. Talley, by deed of even date, to be recorded

herewith."