

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, James P. Moore and Otis P. Moore, of Greenville County

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Thirty Thousand and no/100----- (\$ 30,000.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified management at to be repaid on or before three years from date, with interest x indicates an interest and interest and

WHEREAS, said 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 days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in the City of Greenville, on the southeastern corner of West Washington Street and South Laurens Street, having the following metes and bounds:

BEGINNING at an iron pin at the southeastern corner of said intersection and running thence with the southeastern side of South Laurens Street, S. 19 - 30 W., 95 feet and 7 inches to the corner of a 10 foot alley; thence with said alley, S. 70 - 30 E., 50 feet to the center of a wall of a building formerly known as the L. A. Mills Building; thence with the center of said wall, N. 19 - 30 E., 95 feet and seven inches to the southern side of W. Washington Street; thence with the southern side of W. Washington Street to the beginning corner.

TOGETHER with all of the mortgagors' right, title and interest to a certain 10 foot alley at the rear of this property leading from South Laurens Street and more fully described in the deed of Helena C. Poole and H. M. Shumate to Marie G. Conyers recorded in Deed Book LLL at page 348."

This is the same property conveyed to us by Piedmont Corporation by deed dated March 21, 1947 and recorded in the R.M.C. Office for Green-ville County in Deed Book 309, page 256. See also deed of Marie G. Conyers to Anne M. Moore recorded in Deed Book 44 at page 516.

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