

MAY 24 4 59 PM 1965 BOOK 805 PAGE 507



OLLIE FARRINGTON
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, James Broadus Taylor and Dorothy H. Taylor, 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

Eighteen Thousand, Five Hundred and No/100-----(\$ 18,500.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Twenty-Nine and 89/100----(\$ 129.89) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 20 years after date; 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, in Butler Township, being known and designated as the property of William Post according to unrecorded plat of R. K. Campbell, L. S., dated July 14, 1955, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the north side of Red Oak Drive, at the joint front corner of property of P. D. Cunningham and William M. Post and running thence with the line of other property of P. D. Cunningham, N. 13-36 W. 232/feet to an iron pin; thence continuing along line of other property of P. D. Cunningham, N. 77-13 E. 203 feet to an iron pin in line of a .60 acre tract; thence with said .60 acre tract, S. 13-36 E. 232 feet to an iron pin on Red Oak Drive; thence with said Red Oak Drive, S. 76-24 W. 203 feet to the point of beginning.

ALSO: "All that lot of land in Greenville County, State of South Carolina, on the northern side of Red Oak Drive, near the City of Greenville, and according to an unrecorded plat of the property of P. D. Cunningham made by R. K. Campbell on July 14, 1955, is described as follows:

"BEGINNING at a stake on the northern side of Red Oak Drive, at the corner of property now owned by the mortgagors and running thence with the line of said lot, N. 13-36 W. 232.7 feet to a stake; thence S. 77-13 W. 204.5 feet to a stake in the center of a Duke Power Company right-of-way; thence with the center of said right-of-way, N. 0-22 E. 245 feet to a stake on Red Oak Drive; thence with the northern side of Red Oak Drive, N. 76-24 E. 263.6 feet to the beginning corner."

The above described property is the same conveyed to us by Edna S. Merritt by deed of even date to be recorded herewith.

The above-mentioned plat is recorded in Plat Book OO at Page 185.

SATISFIED AND CANCELLED OF RECORD

17 DAY OF Aug 19 61
Dorrie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10⁴⁶ O'CLOCK A. M. NO. 4286

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 74 PAGE 285