

RECORDED  
OCT 15 10 05 AM 1965



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Ben C. Sanders, 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

Three Thousand and No/100----- (\$ 3,000.00 ) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Thirty-Four and 07/100----- \$ 34.07 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 10 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 Greenville Township, at the Northwest corner of Fourth Avenue and Heatherly Drive in Judson Mills No. 1 Village, being known and designated as Lot No. 31, as shown on Plat of Section No. 1 of Judson Mills Village, made by Dalton & Neves, Engineers, in August 1939, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book K at Pages 11 and 12, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pipe on the Northwest corner of the intersection of Fourth Avenue and Heatherly Drive and running thence with Heatherly Drive, N. 85-30 W. 89.7 feet to an iron pipe, joint rear corner of Lots Nos. 31 and 47; thence with the line of Lot No. 47, N. 4-30 E. 73 feet to an iron pipe, joint rear corner of Lots Nos. 30 and 48; thence with the line of Lot No. 30, S. 85-30 E. 89.7 feet to an iron pipe on the West side of Fourth Avenue; thence with the West side of Fourth Avenue, S. 4-30 W. 73 feet to the beginning corner; being the same conveyed to me by J. P. Escoe and Lois Escoe by deed dated July 9, 1965, to be recorded herewith."

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 8 PAGE 321

SATISFIED AND CANCELLED OF RECORD  
27 DAY OF June 1972  
Oliver Jamieson  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 1:05 O'CLOCK PM M. NO. 35404