

MAY 16 12 13 PM 1966

BOOK 1031 PAGE 109

OLLIE FARNSWORTH
R. M. C.



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Marion T. Hammond, 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-Seven and 82/100--- (\$ 127.82) 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 25 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, Greenville Township, being known and designated as Lot No. 10 of a subdivision known as "Cordell Subdivision No. 10" according to a plat prepared by C. C. Jones, C. E., December 1952, recorded in the R. M. C. Office for Greenville County in Plat Book BB, at page 84, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the east side of Stokes Street, the joint front corner of Lots 9 and 10 and running thence along the joint line of said lots, S. 88-27 E. 163.1 feet to an iron pin on the line of E. B. Hinton; thence along Hinton's line, N. 1-10 W. 18.8 feet to an iron pin; thence continuing along Hinton's line, N. 2-50 E. 51.2 feet to an iron pin, the rear corner of Lot 11; thence along the joint line of Lots 10 and 11, N. 88-36 W. 156.3 feet to an iron pin on the east side of Stokes Street; thence along the east side of Stokes Street, S. 7-15 W. 70 feet to the beginning corner; being the same conveyed to me by Local Home Builders, Inc. by deed dated April 21, 1953 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 479 at Page 95.

ALSO: All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township, on the eastern side of New Dunham Bridge Road at the intersection of Eberhart Court, being shown as Lot No. 1 on a plat of Eberhart Court dated November, 1964 by C. C. Jones, to be recorded in the R. M. C. Office for Greenville County in Plat Book FFF at Page 175, and being more particularly described as follows:

BEGINNING at an iron pin on the eastern side of New Dunham Bridge Road and running thence S. 74-04 E. 160 feet to an iron pin, joint rear corner of Lots 1 and 2; thence with the joint line of said lots, S. 15-56 W. 125 feet to an iron pin on the northern side of Eberhart Court, joint front corner of said lots; thence with said court, N. 74-04 W. 140 feet to an iron pin; thence with the curvature of said court and New Dunham Bridge Road, the chord being N. 29-04 W. 28.3 feet to an iron pin on New Dunham Bridge Road; thence with said road, N. 15-56 E. 105 feet to an iron pin, point of beginning; being the same conveyed to me by G. D. Eberhardt by deed dated March 25, 1966 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 794, at Page 565.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 6 PAGE 144

SATISFIED AND CANCELLED OF RECORD

17 DAY OF May 1966
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:10 O'CLOCK P. M. NO. 24895

For Release Set 10 See Deed Book 805 Page 398 deed to Madison US complete for state