

FILED
GREENVILLE CO. S. C.

DEC 22 11 53 AM 1966

OLLIE FARNSWORTH
R. M. C.



BOOK 1047 PAGE 45

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Robert W. Ramsey and Helen C. Ramsey, 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

Twelve Thousand and No/100----- (\$ 12,000.00)
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 Ninety-One and 25/100----- (\$ 91.25)
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 Grove Township, on the southwestern side of S. C. Road No. 106 about seven miles southwest of the City of Greenville, and having, according to a survey prepared by C. O. Riddle dated May 1966, the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of S. C. Road No. 106 at the joint front corner of this tract and the property of J. W. Mahon, and running thence with the joint side line of this tract and the Mahon tract, S. 45-26 W. 451.8 feet to a point; thence N. 28-03 W. 313.3 feet to a point; thence N. 60-31 E. 415 feet to a point on the southwestern side of S. C. Road No. 106; thence with the southwestern side of said road, S. 30-36 E. 100 feet to a point; thence continuing with the southwestern side of said road, S. 36-18 E. 96.5 feet to the point of beginning; being the same conveyed to us by William R. Timmons, Jr. by deed dated December 7, 1966, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 810, at Page 434.

PAID, SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.

Thomas M. Cruck
Vice President

7-17 1969

Witness *Pixie R. Hopkins*

SATISFIED AND CANCELLED OF RECORD

28 DAY OF July 1969

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:44 O'CLOCK P. M. NO. 2179