

AUG 6 11 41 AM 1953

BOOK 1099 PAGE 408



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Irene Barnett Smith, 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

Two Thousand and No/100-----(\$ 2,000.00)

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 Forty-Seven and 90/100-----(\$ 47.90)

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 4 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, Bates Township, on the east side of Mellon Street and being known and designated as Lots Nos. 25 and 26, of Block H, as shown on plat of the village of S. Slater & Sons, Inc. made by J. E. Serrine Company, Engineers, July 10, 1940 and recorded in the R. M. C. Office for Greenville County in Plat Book K, at pages 63, 64 and 65, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Mellon Street at the corner of Lot No. 24, Block H, and running thence along the line of that lot, N. 61-01 E. 125.7 feet to an iron pin in line of Lot No. 27; thence in line of said Lot No. 27, S. 28-30 E. 26.48 feet to a point on the west side of Lindbergh Street; thence along the west side of Lindbergh Street, S. 8-04 W. 54.7 feet to an iron pin; thence still with Lindbergh Street, S. 0-12 W. 192.08 feet to an iron pin at the intersection of Lindbergh Street and Mellon Street; thence along the east side of Mellon Street, N. 28-29 W. 167.65 feet to an iron pin; thence still with Mellon Street, N. 28-59 W. 70 feet to the beginning corner; being the same devised to me under the last will and testament of my late husband, Julius Franklin Smith, which is on file in the office of the Probate Judge for Greenville County in Apt. 944, File 3.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 10 PAGE 04

SEARCHED AND CANCELLED OF RECORD
20-29 DAY OF August 1953
Elizabeth Middle
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:04 O'CLOCK A. M. NO. 6551