

FILED  
RECORDING OFFICE  
NOV 8 11 03 AM 1967

BOOK 1108 PAGE 664



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Billy Joe Baty, 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

Twenty-Six Thousand and No/100----- (\$ 26,000.00 ) 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 One Hundred Eighty-Three and 77/100----7 \$ 183.77 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, lying on Bennet's Road, containing twenty-six (26) acres, more or less, as shown on plat of part of L. A. Fowler land, set off for Mrs. Grace Fowler, by survey and plat of W. J. Riddle, March 1927, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a point in Bennett's Road, which point is 17.3 feet from an iron pin on the south side thereof, and running thence S. 25 E. 1172 feet to an iron pin; thence S. 62-25 W. 1090 feet, more or less, to a stone; thence with the line of property now or formerly the L. L. Green, N. 13 W. 779 feet to a stake; thence N. 19-15 W. 198 feet to a stake; thence N. 21-45 W. 383 feet to a point in the said Bennett's Bridge Road; thence with the center, more or less, of Bennett's Bridge Road, N. 76-15 E. 924.5 feet to the point of beginning; being the same conveyed to me by M. T. Clark by deed dated November 4, 1968 to be recorded herewith."

For reference see E & M Book 1199 Page 158

SATISFIED AND CANCELLED OF RECORD

10<sup>th</sup> DAY OF Nov 1967

James J. Tankersley

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

AT 10 35 O'CLOCK 11 M. NO 15743

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 87 PAGE 1790