

JUL 17 3 18 PM '69

OLLIE FARNSWORTH
R. M. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Thomas E. Barton, Jr., and Paul E. Bowle, Jr.,

(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

Forty-Eight Thousand and no/100 (\$48,000.00)
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 Three Hundred Seventy and 49/100 (\$370.49)
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, on the West side of Augusta Road (U.S. Highway No. 25), containing 15 acres more or less and being more particularly described according to plat of Dalton & Neves, Engineers, dated July, 1969, as follows to-wit: BEGINNING at an Iron pin on right of way of Augusta Road, the Northeast corner of the tract herein described, such pin being South 14-12 West 446 feet from corner with Alfarata C. Downs, thence with road right of way South 14-12 West 224 feet to an Iron pin; thence North 75-48 West 20 feet; South 14-12 West 20 feet; South 75-48 East 20 feet; thence continuing with road right of way South 14-12 West 680 feet to an Iron pin; thence North 75-48 West 20 feet; thence South 14-12 West 19 feet to an Iron pin; thence, leaving road, North 75-48 West 601.4 feet with other lands of Barton and Bowle to an Iron pin; thence North 5-30 East 954 feet with line of other lands of Barton and Bowle to an Iron pin; thence South 75-48 East 765.9 feet with line of other lands of Barton and Bowle to the point of BEGINNING at road.

The above described property is a portion of that conveyed to the mortgagors by deed from J. F. Blackmon Estate, this date.