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## State of South Carolina

COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

## To All Whom These Presents May Concern:

We, Milford Rosemond and Willie Mae Rosemond, 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

Four Thousand, One Hundred and No/100----- (\$ 4,100.00 )  
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the ratetherein specified in installments of Forty-Nine and 75/100----- (\$ 49.75 )  
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 10 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, being known and designated as the eastern one-half of Lot No. 12, Block C, Glenn Farms according to a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book M, at Page 75 and as is more fully shown on a plat of property of J. H. Mauldin dated June 20, 1956 prepared by C. C. Jones &amp; Associates, and having, according to the latter mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Glenn Road at the corner of Lots 12 and 13, and running thence with the northern side of said road, S. 57-47 W. 26 feet to an iron pin; thence continuing with the northern side of said road, S. 79-33 W. 25.5 feet to an iron pin; thence along a line through Lot 12, N. 13-40 W. 226 feet to an iron pin in the rear line of Lot 12; thence N. 76-20 E. 50 feet to an iron pin; running thence S. 13-40 E. 220 feet to the point of beginning; being the same conveyed to Milford Rosemond by J. H. Mauldin by deed recorded in the R. M. C. Office for Greenville County in Deed Vol. 569, at Page 170.

ALSO: All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as the major portion of Lot 13 A as shown on a plat of property of James L. and Ella Mae Taylor dated March 15, 1960 prepared by J. C. Hill, Surveyor, and recorded in the R. M. C. Office for Greenville County in Plat Book AAA, at Page 17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Glenn Road at the joint front corner of Lots 12 and 13 A, and running thence along the joint line of said lots, N. 13-40 W. 220 feet to an iron pin at the rear corner of Lot 13 A; running thence with the rear line of Lot 13 A, N. 76-20 E. 50 feet to an iron pin; running thence along a line through Lot 13 A, S. 8-43 W. 77 feet to an iron pin; thence continuing along a line through Lot 13 A, S. 12-11 E. 124.4 feet, passing an iron pin to a nail and cap on the northern side of Glenn Road, which nail and cap is located S. 54-12 W. 6 feet from the joint front corner of Lots 13 A and 13 B; thence along the northern side of Glenn Road, S. 54-12 W. 47.45 feet to the point of beginning; being the major portion of the

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