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OLLIE FARNSWORTH  
R. M. C.

BOOK 1140 PAGE 446



# State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Dunk Milam, L. L. Durham, Maxel Thomason, N. P. Yeargin and Henry Baptist Church Milam as Trustees of Poplar Springs (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

Nine Thousand and No/100-----(\$ 9,000.00) 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 Nine and 20/100-----(\$ 109.20) 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, in Austin Township, about two miles north of the Town of Simpsonville near Old U. S. Highway #276 and having, according to a plat of the Property of mortgagor prepared by C. O. Riddle, R. L. S., April 2, 1959, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the north edge of a county road at the corner of other property now or formerly of J. R. Richardson and running thence along the edge of said county road, S. 57-46 W. 689 feet to an iron pin in a driveway; thence along the approximate center of said driveway, N. 4-01 E. 21 feet to an iron pin in said driveway; thence N. 52-39 W. 175 feet to an iron pin; thence along a line near the northeastern edge of another county road, N. 44-45 W. 40.4 feet to an iron pin at a corner of Beechwood Hills Subdivision; thence along the line of said subdivision, N. 42-24 E. 245.5 feet to an iron pin; thence continuing along the line of said subdivision, N. 23-06 E. 294.5 feet to an iron pin; thence continuing along the line of said subdivision following a branch for a portion of the distance, N. 20-15 E. 165.5 feet to an iron pin at the corner of Richardson property; thence along the line of that property, S. 43-36 E. 414.8 feet to the beginning corner; being the same property conveyed to the mortgagor by the following deeds: Deed Vol. 343, page 1; Deed Vol. 239, page 368 and Deed Vol. 526, page 80, and a deed from the New Light Working Benevolent Society No. 31 to be recorded herewith."