Vol. _____

MORTGAGE OF REAL ESTATE

# STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, A. F. Cooley and Velva H. Cooley, of Greenville, S. C. SEND GREETINGS:

WHEREAS ~~I~~ we the said A. F. Cooley and Velva H. Cooley

in and by our certain promissory note, in writing, of even date with these presents are well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of

ONE THOUSAND, FOUR HUNDRED & NO/100

($1,400.00) Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

FOURTEEN AND NO/100 ($ 14.00 ) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and upaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That ~~I~~ we, the said A. F. Cooley and Velva H. Cooley

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to ~~me~~ us the said A. F. Cooley and Velva H. Cooley in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., the following described property to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

and in Greenville Township, being known and designated as Lot No. 45, on a plat of the property of J. R. West, made by Dalton & Neves, December, 1939, recorded in the R. M. C. Office for Greenville County in Plat Book D, at pages 312-317, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the east side of Fourth Avenue North, joint corner of Lots 44 and 45, and running thence with Fourth Avenue North, N.12-42 W. 75 feet to an iron pin, joint corner of Lots Nos. 45 and 46; thence with the line of Lot No. 46, N. 77-18 E. 122.8 feet to an iron pin in rear line of Lot No. 26; thence with rear line of Lots Nos. 26 and 25, S. 16-50 E. 65.7 feet to an iron pin, joint corner of Lots Nos. 44 and 45; thence with the line of Lot No. 44, S. 73-10 W. 128 feet to the beginning corner. Being the same lot conveyed to us by Ida Heatherly by deed of even date herewith, not yet recorded." 233/117

Satisfied and Cancelled this 15 day of Sept. 1942
First Federal Savings and Loan Association
Witness: Robert R. Cox