



FILED  
GREENVILLE, S.C.  
APR 8 3 04 PM 1938

State of South Carolina

County of GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Jacob L. Townsend, of Greenville County SEND GREETING:

WHEREAS, I the said Jacob L. Townsend

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the

full and just sum of FIVE THOUSAND AND NO/100 - - - - - (\$ 5,000.00 )  
four (4%)

Dollars, with interest at the rate of ~~six~~ (4%) per centum per annum, to be repaid in instalments of

THIRTY-THREE AND NO/100 - - - - - (\$ 33.00 ) 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 unpaid 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 beside 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, the said Jacob L. Townsend

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, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me,

the said Jacob L. Townsend

in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, 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, 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, School District 8-A-3, on the South side of the North Franklin Road (also known as the Sulphur Springs Road), and being more particularly described as follows:

"BEGINNING at a stake in the center of the Sulphur Springs Road at the corner of the property now or formerly belonging to J. T. Hayes, which point is 1,050 feet West of the Southwest intersection of the Buncombe Road, and running thence along the property of Hayes, in a southerly direction, 491 feet, more or less, to an iron pin in line of property of Mrs. Pralo Jones; thence along the line of her property, in a westerly direction, 269 feet, more or less, to an iron pin in line of property now or formerly belonging to E. E. Dorr; thence along the line of that lot, in a northerly direction, 491 feet, more or less, to a point in the center of the Sulphur Springs Road; thence along the center of said Sulphur Springs Road, in an Easterly direction, 269 feet to the beginning corner. Being the same property conveyed to me by Ernest C. Cooper by deed of even date herewith, not yet recorded."