



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

FILED GREENVILLE CO. S. C.

FEB 18 10 13 AM 1952

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

OLLIE FARNSWORTH

To All Whom These Presents May Concern:

I, W. H. Hamby, of Greenville County,

SEND GREETING:

WHEREAS, I the said W. H. Hamby

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 Four Thousand, Four Hundred and No/100 - - - 7\$ 4,400.00 )

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

Forty-Four and No/100 - - - - - (\$ 44.00 ) 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 W. H. Hamby

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 W. H. Hamby

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, in Paris Mountain Township, on Lenore Avenue between the New Buncombe Road and Earnshaw Avenue, in the Sans Souci Heights subdivision, situate on the New Buncombe Road about four miles north of the City of Greenville, being known and designated as Lot No. 136 on plat of said property recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "Y" at page 145, and having the following lines, course and distances:

"BEGINNING at an iron pin on the southern edge of a three foot sidewalk running along Lenore Avenue, said pin being the joint front corner of Lots Nos. 136 and 137; thence along the southern edge of said sidewalk, N. 58-50 E. 90.2 feet to an iron pin, joint corner of Lots 2 and 136; thence S. 39-10 E. 156.3 feet to an iron pin, rear corner of Lot 136; thence S. 53-32 W. 98 feet to an iron pin, joint rear corner of Lots 136 and 137; thence with the eastern line of Lot 137, N. 36-44 W. 164.3 feet to an iron pin, the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same lot of land conveyed to me by Ben F. Perry by deed dated February 6th, 1952, not yet recorded."

Handwritten notes at the bottom of the page: Union W. Bobbing, C.W. Scades, Jr., June 13, 1952, 17, 1029, June 13, 1952, Ollie Farnsworth, 13545.