

MAR 13 5 22 PM 1962

State of South Carolina,)
County of Greenville)

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern: I, -- L. M. Brown,

SEND GREETINGS:

WHEREAS, I the said L. M. Brown

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

sum of Forty-five Hundred and no/100 - - - - - (\$ 4500.00) Dollars,

with interest at the rate of seven (7 %) per centum per annum, to be repaid in installments of

Forty-five and no/100 - - - - - (\$ 45.00) Dollars upon the first day of each and every calendar month hereafter 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 a ten per cent 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 the said L. M. Brown

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

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

L. M. Brown

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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,

O'Neal Township, located about six miles northwest from Greer, lying north from the Buncombe Road and on the west side of a county road, being bounded on the north by lands of Jim Powell, on the east by the said road and lands of Cliff Fowler, on the south and west by lands of F.B. Duncan, and having the following courses and distances, to-wit:-

Beginning on a stake in the center of the said road, joint corner of Cliff Fowler's land and on the line of Jim Powell, and runs thence with the Powell line N 53-30 W 20 feet to an iron pin on the western bank of the said road; then continuing with the same course N 53-30 W for a total distance of 200 feet to an iron pin on the Powell line; thence a new line S 18-45 W 150 feet to an iron pin, new corner; thence another new line S 53-30 E 200 feet to a stake in the center of the said road (iron pin back on line at 20 feet); thence with the said road N 18-45 E 150 feet