



FEDERAL SAVINGS
AND LOAN ASSOCIATION
OF GREENVILLE

GREENVILLE CO. S. C.

DEC 31 11 40 AM 1952

State of South Carolina

OLLIE FARNSWORTH
R. M. C.
MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Felecia Duer, of Greenville County,

SEND GREETING:

WHEREAS, I the said Felecia Duer

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 Eight Thousand, Three Hundred and No/100 - - (\$ 8,300.00)

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

Eighty-Three and No/100 - - - - - (\$ 83.00) 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 Felecia Duer

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 Felecia Duer

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 7-H, on the north side of the Laurens Road, and being known and designated as a portion of Lots Nos. 1 and 2, of Block A, of a subdivision known as Carolina Court, as shown on plat thereof recorded in the R.M.C. office for Greenville County in Plat Book F, at page 96, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the north side of the Laurens Road at the corner of the lot belonging to the Eastlan Baptist Church, which point is 88.4 feet west of the northwest corner of the intersection of the Laurens Road and Eastlan Drive, and running thence along the line of the church lot, N. 35-35 E. 200.3 feet to an iron pin in the line of Lot No. 4, of Block A, which point is 26 feet northwest of the rear corner of Lots Nos. 2 and 3, of Block A; thence along the line of Lot No. 4, N. 55-45 W. 58 feet to an iron pin in the rear line of Lot No. 1, which point is 20 feet northwest of the joint rear corner of Lots Nos. 1 and 2, of Block A, and is the rear corner of the lot formerly belonging to C. L. Bouchillon; thence along the line of that lot, S. 38-15 W. 200.5 feet to an iron pin on the north side of the Laurens Road, which point is 19.5 feet northwest of the joint corner of Lots Nos. 1 and 2, of Block A; thence along the north side of the Laurens Road, S. 55-45 E. 66.7 feet, more or less, to the beginning corner, including the plumbing, electrical and heating fixtures now located on