



State of South Carolina }

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, James Roscoe Greer, of Greenville County, SEND GREETINGS:

WHEREAS, I the said James Roscoe Greer

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, Two Hundred and No/100 - - - - (\$ 4,200.00 )

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

Forty-Two and No/100 - - - - - (\$ 42.00 ) 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 James Roscoe Greer

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 James Roscoe Greer 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 Chick Springs Township, near St. Mark M. E. Colored Church, lying on the west side of the St. Mark Road, being bounded on the north by property of St. Mark Church and Lot No. 11, on the east by St. Mark Church property and the said St. Mark Road, on the south by Lot No. 9 and on the west by Lot No. 11, and being shown as Lot No. 10 on plat of property of King Greer Estate, said plat made by J. Earle Freeman in March, 1938, and having the following courses and distances, to-wit:

"BEGINNING at an iron pin on the east edge of the said St. Mark Road, joint corner of the St. Mark Church property, and runs thence with the St. Mark Church property line, N. 65 1/2 W. 4.04 chains to an iron pin, church corner; thence N. 24 1/4 E. 2.35 chains to an iron pin, joint corner of the church lot and Lot No. 11; thence with the dividing line of Lots 10 and 11, S. 79 1/2 W. 1.88 chains to an iron pin, joint corner of Lots 10 and 11; thence continuing with the dividing line of Lots 10 and 11, S. 64-00 W. 1.74 chains to an iron pin, joint corner of Lots 9, 10, 11 and 12; thence with the dividing line of Lots 9 and 10, S. 48 1/2 E. 2.96 chains to an iron pin, joint corner of Lots 9 and 10; thence continuing with the dividing line of Lots 9 and 10, S. 52 3/4 E. 3.98 chains to an iron pin on the east edge of the said St. Mark Road; thence with the east edge of the said road, N. 26 3/4 E. 1.77 chains to the beginning corner, and containing one (1) acre, more or less. Being a portion of the property