



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

FILED GREENVILLE CO., S. C.

4 24 PM 1954

State of South Carolina

OLLIE FARNSWORTH
MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, Ida M. Cunningham and T. H. Cunningham, of Greenville, SEND GREETINGS:

WHEREAS, we the said Ida M. Cunningham and T. H. Cunningham

in and by our certain promissory note, in writing, of even date with these presents are well and truly indebted to **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, in the full and just sum of Eight Thousand, Two Hundred, Fifty and No/100 - - (\$ 8,250.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Sixty-Three and No/100 - - - - - (\$ 63.00) 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 we, the said Ida M. Cunningham and T. H. Cunningham

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 us,

the said Ida M. Cunningham and T. H. Cunningham 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, Greenville Township, within the corporate limits of the City of Greenville on the northwest side of Walnut Street, being known and designated as Lots Nos. 70 and 71 according to Plat No. 2 of Overbrook Land Company property made by R. E. Dalton, Engineer, April 1922 and recorded in the R. M. C. office for Greenville County in Plat Book H, at page 258, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northwest side of Walnut Street, joint corner of Lots Nos. 69 and 70, and running thence along the northwest side of Walnut Street, S. 51-32 W. 120 feet to the joint front corner of Lots Nos. 71 and 72; thence along the line of Lot No. 72, N. 37-58 W. 203 feet to an iron pin on a 15-foot alley; thence along the line of said alley, N. 40-33 E. 105 feet to an iron pin, joint rear corner of Lots Nos. 69 and 70; thence along the line of Lot No. 69, S. 42-28 E. 224 feet to an iron pin on the northwest side of Walnut Street, the point of beginning, 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 conveyed to us by Walter W. Goldsmith by his deed dated July 25, 1950 and recorded in the R. M. C. office for Greenville County in Deed Vol. 414, at page 550."