



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

GREENVILLE CO. S.C.
JUN 12 4 41 PM 1964
BLUE FARMSTEAD
R.M.C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Charles A. Baskin, of Greenville County, SEND GREETINGS:

WHEREAS, I the said Charles A. Baskin

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 Ten Thousand, Seven Hundred and No/100 - - - - (\$10,700.00) four and one-half (4-1/2%) Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of

Sixty-Seven and 70/100 - - - - - (\$ 67.70) 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 Charles A. Baskin

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 Charles A. Baskin 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 Butler Township, being known and designated as Lot No. 12 of the property of the Estate of W. R. Jones, as shown by survey and plat made by Dalton & Neves, Engineers, in July, 1945, and having the following metes and bounds according to said plat:

"BEGINNING at an iron pin on Crescent Ridge Drive at corner of Lot No. 11, and running thence with line of Lot No. 11, N. 13-50 E. 219 feet to iron pin at joint corner of Lots Nos. 8, 9, 11, and 12; thence with the rear line of Lot No. 8, N. 63-0 W. 150 feet to iron pin at joint corner of Lots Nos. 7, 8, 12, and 13; thence with the line of Lot No. 13, S. 13-23 W. 249.2 feet to an iron pin on Crescent Ridge Drive; thence with Crescent Ridge Drive, S. 75-05 E. 143.9 feet to 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 conveyed to me by W. R. Bell and Mary M. Bell by their deed dated January 28, 1954 and recorded in the R. M. C. office for Greenville County in Vol. 494, at page 51."

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK PAGE
RECORDED AND CANCELLED BY RECORD
[Signature]
FOR GREENVILLE COUNTY, S. C.
RECORDED