

APR 23 2 30 PM 1967

BOOK 1056 PAGE 209



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Ben C. Sanders, of Greenville County

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Sixteen Thousand, Three Hundred and No/100----- (\$ 16,300.00--) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Ten and 08/100-----(\$ 110.06) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said note further provides 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 days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose,

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lot 53 and an adjacent portion of Lot 54 of a subdivision known as Cedar Terrace as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book BBB at Page 137 and according to a plat entitled "Survey for Ben C. Sanders" prepared by Piedmont Engineers and Architects, April 19, 1967 and recorded in the R. M. C. Office for Greenville County in Plat Book 000 at Page 107, having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southwestern side of Ellen Lane, joint front corner of Lots 52 and 53 and running thence along the line of Lot 52, S. 17-53 W. 92.0 feet to an iron pin in the rear line of Lot 54; thence along a new line through Lot 54, N. 75-30 W. 173.8 feet to an iron pin on the eastern side of Thelma Drive; thence along the eastern side of Thelma Drive, N. 8-22 E. 127.0 feet to an iron pin; thence following the curvature of the intersection of Thelma Drive and Ellen Lane, the chord being N. 64-52 E. 27.6 feet to an iron pin on the southwestern side of Ellen Lane; thence along the southwestern side of Ellen Lane, S. 58-38 E. 179.4 feet to the beginning corner; being the same conveyed to me by W & D Developers, Inc. by deed dated April 25, 1967 to be recorded herewith."

PAID, SATISFIED AND CANCELLED

First Federal Savings and Loan Association of Greenville, S. C.

Luther C. Boliek Vice President

Oct. 6 1967

Witness

Peggy Poag

SATISFIED AND CANCELLED OF RECORD

10 DAY OF Oct. 1967

Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:55 O'CLOCK P. M. NO. 10527