MORTGAGE OF REAL ESTATE

36038 PROVENCE-JARRARD CO.—GREENVILLE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, B. H. Preston .... SEND GREETING:

WHEREAS, *I* the said *B. H. Preston*

in and by *my* certain promissory note, in writing, of even date with these presents, *am* well and truly indebted to ~~FIRST FEDERAL SAVINGS~~ **AMERICAN BUILDING**

AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of *Two thousand Four Hundred Twenty-Five* ($2,425.00) Dollars,

with interest at the rate of ~~six~~ (*seven* %) per centum per annum, to be repaid in installments of *Twenty-four and no/100* ($24.00) Dollars upon the first day of each and every calendar month hereafter 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 a reasonable attorney's fee, besides all costs and expenses of collection, to be added to the amount due on said note, and to be collected 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 *B. H. Preston*

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~~ **AMERICAN BUILDING**

ASSOCIATION, OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to *me* the said *B. H. Preston*

in hand well and truly paid by the said ~~FIRST FEDERAL SAVINGS~~ **AMERICAN BUILDING** AND LOAN ASSOCIATION, OF GREENVILLE, S. C., 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~~ **AMERICAN BUILDING** AND LOAN ASSOCIATION, OF GREENVILLE, S. C., 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 Greenville Township, being known and designated as Lot No. 7 as shown on plat of property of E. G. Glenn, made by C. M. Furman, Jr., Engineer, dated March 28, 1923 and recorded in the office of the R. M. C. for Greenville County, in Plat Book F at page 148, and having the following metes and bounds:

Beginning at an iron pin, corner of Lots Nos. 6 and 7 on Glenn Street, and running thence with said Glenn Street N. 61.38 E. 55 feet to an iron pin, corner of Lots Nos. 7 and 8; thence along the line of lot No. 8 N. 28.22 W. 150 feet to corner of Lots Nos. 7, 8, 35 and 36; thence along the line of lot No. 36 S. 61.38 W. 55 feet to corner of Lots Nos. 6, 7, 36 and 37; thence along the line of Lot No. 6 S. 28.22 E. 150 feet to the point of beginning.

This is the same lot of land conveyed to the mortgagor by American Building and Loan Association by its deed of even date, yet to be recorded and the within mortgage is given to secure the balance due on the purchase price.