

MORTGAGE OF REAL ESTATE

36098 PROVENCE-JARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. V. L. Boman the said J. V. L. Boman SEND GREETING:

in and by my certain promissory note, in writing, of even date with these presents, myself and well and truly indebted to AMERICAN BUILDING AND LOAN ASSOCIATION, OF GREENVILLE, S. C. in the full and just sum of One Thousand Four Hundred & no/100 (\$1,400.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of fourteen and no/100 (\$14.00) 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 thereon 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 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 J. V. L. Boman the said J. V. L. Boman

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, by the said AMERICAN BUILDING AND LOAN 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 J. V. L. Boman in hand well and truly paid by the said AMERICAN BUILDING AND LOAN ASSOCIATION, OF GREENVILLE, S. C. 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 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, situated, lying and being in the State of South Carolina, County of Greenville,

on the south side of National Highway No. 29, in Chick Springs Township, adjoining lands of Pierce Shockley on the east and lands of W. A. Edwards on the west, north and south, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Highway No. 29, on Pierce Shockley's line, and running thence S. 27 E. 3.79 chains to an iron pin on Shockley's line; thence S. 59 3/4 W. 3.16 chains to an iron pin in Edwards' field; thence N. 26 3/4 W. 3.79 chains to an iron pin on south side of National Highway; thence with said Highway N. 59 3/4 E. 3.16 chains to the beginning corner and containing one and one-fifth (1 1/5) acre, more or less, according to survey made by J. Earle Greeman. Furthermore, it is the purport of this deed that it shall lay claim to all rights and privileges immediately or in the future accruing from National Highway No. 29, up to the center of same."

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OFFICE OF THE CLERK OF COURTS
GREENVILLE, S. C.
APRIL 3, 1937
P.M.