

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, E. M. Goodnough SEND GREETING:

WHEREAS, I the said E. M. Goodnough

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 Three Thousand, Seven Hundred and No/100

(\$3,700.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of Thirty-Seven and No/100 (\$ 37.00) Dollars upon the first

day of each and every calendar month hereafter in advance of 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 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 I the said E. M. Goodnough

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 E. M. Goodnough 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.

and in Austin Township, just outside of the southern corporate limits of the Town of Simpsonville, on the west side of the C. & W. C. Railroad, and containing One (1) acre, according to a survey made by W. J. Riddle, Oct. 25, 1937, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of C. & W. C. Railroad right-of-way at corner of land of Bruce Richardson, and running thence along said railroad, N. 8-45 E. 97.1 feet to an iron pin, corner of another lot of John L. Smith estate; thence along the line of that lot, N. 81-15 W. 323 feet to an iron pin in line of property of Bruce Richardson; thence along Richardson's line, S. 8-45 W. 172 feet to an iron pin, corner of Bruce Richardson's land; thence still with Bruce Richardson's line, N. 85-40 E. 330 feet to the beginning corner, lying on both side of the old Laurens road, and being a portion of the property conveyed to John L. Smith by L. A. Crisp by deed dated March 1, 1918, and recorded in the R. M. C. office for Greenville County in Vol. 51, page 86, and being the same lot conveyed to me by D. L. Bramlett and Dr. M. C. Smith, as Executors of the Estate of John L. Smith, deceased by deed dated Nov. 5, 1937 and recorded in the R. M. C. office for Greenville County in Vol. 200, page 389."

PAID AND CANCELLED FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, S. C. J. L. Smith Sect'y-Treas. June 4 1945

Witness: J. L. Fisher June 4 1945

#6461 RECORDED AND CANCELLED OF RECORD 4th DAY OF June 1945 Ollie Jarnsworth R.M.C. OF GREENVILLE COUNTY, S.C. AT 10:43 O'CLOCK AM