

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I, I. A. Giles

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SENT GREETING:

WHEREAS, I the said I. A. Giles

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, SIX HUNDRED AND NO /100

(\$ 3,600.00) Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

THIRTY-SIX AND NO/100

(\$ 36.00) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, and 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

I. A. Giles

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

the said I. A. Giles

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 Greenville Township, and being known and designated as Lot No. 4, on plat of Lanneau Drive Highlands, as recorded in the R. M. C. office for Greenville County in Plat Book D, at pages 288 and 289, and having the following courses and distances, to-wit:

"BEGINNING at an iron pin on the west side of Ponce De Leon avenue, joint corner of Lots 1 and 4, which point is 150 feet from the northwest corner of East Paris Road and Ponce De Leon avenue, and running thence along the rear line of Lots 1, 2 and 3, S. 63-47 W. 160 feet to an iron pin; thence N. 26-13 W. 50 feet to an iron pin, joint rear corner of Lots 4 and 5; thence N. 63-47 E. 160 feet to an iron pin on Ponce De Leon Avenue; thence along the line of said Ponce De Leon Avenue, S. 26-13 E. 50 feet to the beginning corner. Being the same lot conveyed to me by Traxler Realty Co. by deed dated Aug. 28, 1937 and recorded in the R. M. C. office for Greenville County in Vol. 132, page 287."

*Witness
Robert C. Hughes
Samuel R. Leavin*

*Oct 38
Mrs. Allie Jarnsworth
4:30 a.m. #11904*

*Cancelled from Association
Paid First Fed Sav and Loan Assn
I. A. Giles
Oct 38*