

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, L. J. Tschumperlin and Agnes Tschumperlin SEND GREETINGS:

WHEREAS we the said L. J. Tschumperlin and Agnes Tschumperlin

in and by our certain promissory note, in writing, of even date with these presents are well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE in the full and just sum of ONE THOUSAND, TWO HUNDRED AND NO/100

(\$ 1,200.00) Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of TWELVE AND NO/100 (\$ 12.00) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid; 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 we, the said L. J. Tschumperlin and Agnes Tschumperlin

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, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said L. J. Tschumperlin and Agnes Tschumperlin

in hand well and truly paid by the said FIRST FEDERAL SAVINGS 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 FIRST FEDERAL SAVINGS 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,

known and designated as Lot No. 18 of the W. D. McBrayer property near Greenville, S. C., according to a plat made by Dalton & Neves, Engrs., in January 1935, and recorded in Plat Book "H", at page 265, in the R. M. C. office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a point on the eastern side of Washington Avenue 441.4 feet south of the intersection of Washington Avenue with the Anderson Highway No. 8, and running thence along said Washington Avenue, S. 26-26 E. 118.4 feet to a point, joint corner of Lots 18 and 19; thence along the dividing line of Lots 18 and 19, N. 41-13 E. 488.5 feet to a point, joint corner (eastern) of Lots 18 and 19; thence along the rear line of Lot No. 18, N. 47-20 W. 121 feet to a point, joint eastern corner of Lots 17 and 18; thence along the dividing line of Lots Nos. 17 and 18, S. 29-45 W. 447 feet to the beginning corner. Being the same lot conveyed to us by J. W. Norwood, as Trustee by deed dated June 18th, 1936 and recorded in the R. M. C. office for Greenville County in Vol. 186, page 28.

ALSO:- "All that piece, parcel or lot of land in Greenville County, State of South Carolina, known and designated as Lot No. 17, of the W. D. McBrayer property, according to a plat made by Dalton & Neves, Engineers, in January, 1935, and recorded in Plat Book "H", page 265 in the R. M. C. office for Greenville County, South Carolina, and having according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a point on the eastern side of Washington avenue 323 feet south of the Anderson Highway No. 8, joint corner of Lots Nos. 2 and 17; thence along the line dividing Lots Nos. 1 and 2 from Lot No. 17, N. 38-04 E. 405.4 feet to a point, joint corner of Lots 1 and 17, and an unnumbered lot, containing 3.39 acres; thence S. 47-20 E. 1212 feet to a point on the dividing line between Lots Nos. 17 and 18; thence along the dividing line of Lots Nos. 17 and 18, S. 39-45 W. 447 feet to a point on Washington Avenue; thence with Washington Avenue, N. 26-26 W. 118.4 feet to the beginning corner. Being the same lot conveyed to L. J. Tschumperlin by J. W. Norwood, as Trustee by deed dated April 7th, 1936, and recorded in the R. M. C. office for Greenville County in Vol. 167, page 502."

The plat hereinabove referred to as Plat Book H, page 265, is erroneous, said plat being recorded in Plat Book J, page 37.

Part satisfied and paid called Savings and Loan Association, S.C. Greenville, S.C. near

Wm. S. DeJoy
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10/10/36
11/10/36