

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. B. Kirby, of Greenville County, South Carolina SEND GREETINGS:

WHEREAS I, the said W. B. Kirby

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

TWO THOUSAND, FOUR HUNDRED & NO/100

(\$ 2,400.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

TWENTY-FOUR AND NO/100 (\$ 24.00) 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 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 attorney therefor, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fees 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 are 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 W. B. Kirby

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 me

the said W. B. Kirby

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

and in Butler Township, in Pelham School District 7-A, containing one (1) acre, more or less, and being bounded on the north and west by lands of Mrs. Robert J. Snow, on the east by Batesville road, and on the south by a side road, and being more particularly described as follows:

"BEGINNING at an iron pin at the intersection of the Batesville road with a side road, and running thence with the edge of said Batesville-Greenville road, N. 33-3/4 E. 130 feet to an iron pin in edge of said road; thence N. 58 1/2 W. 335 feet to an iron pin; thence S. 33-3/4 W. 130 feet to an iron pin in the edge of said side road; thence along the edge of said side road, S. 58 1/2 E. 335 feet to the beginning corner."

ALSO:-

"ALL that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, near Pelham Mills, being known and designated as Tract No. 3, of the Mary Susan Smith lands, as shown on subdivision of same made by G. A. Ellis, April 6, 1934, and recorded in the R. M. C. office for Greenville County in Plat Book H, page 234, and containing 45.5 acres, more or less, and having the following metes and bounds and courses, and distances, to-wit:

"BEGINNING at an iron pin at corner of Tract No. 2, and running thence S. 26-3/4 W. 4.63 to an iron pin; thence S. 51 1/4 W. 3.00 to an iron pin at corner of Tract No. 4; thence along the line of Tract 4, S. 26 1/2 E. 31.25 to birch in Long Branch; thence along the meanders of said branch as the line, in a northeasterly direction, 14.15 to a point in branch; thence continuing along the line of said branch, 5.60 to a point in said branch, and in line of the Baker lands; thence along the lines of the Baker lands, N. 28 1/4 E. 9.50 to an iron pin at corner of Tract No. 2; thence along the line of Tract No. 2, N. 66 W. 27.12 to the point of beginning. A Road 33 feet wide is reserved along the western boundary of this tract of land, as shown on plat for the use and benefit of the owner of Tract No. 4, of said subdivision, Being the same tract of land conveyed to me by E. Inman, Master by deed dated Feb. 9, 1935 and recorded in the R. M. C. Office for Greenville County in Vol. 177, page 105."

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
OF GREENVILLE, S. C.
By J. A. Smith
Sec'y-Treas.
Witness: William Whitacre
October 7, 1944

SATISFIED AND CANCELLED BY
RECORDED 7th DAY OF OCTOBER 1944
Ollie Jansworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:14 O'CLOCK
10602