

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James E. Talbert, of Greenville County SEND GREETINGS:

WHEREAS I, James E. Talbert

in and by my James E. Talbert 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 SIX THOUSAND, ONE HUNDRED AND NO/100

four (4%) Dollars, with interest at the rate of four (4%) per centum per annum, to be repaid in instalments of THIRTY-EIGHT AND NO/100 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 I, James E. Talbert, the said

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 James E. Talbert

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 Greenville Township, on the south side of Blue Ridge Drive, being known and designated as the northern portion of Lot No. 25 of a subdivision of the property of Hext M. Perry, as Trustee, as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book 0, at page 46, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of the Blue Ridge Drive at the corner of Lot No. 24, which point is 130 feet west of the intersection of Blue Ridge Drive with Perry Road, and running thence along the line of said Lot No. 24, S. 2-25 E. 81.15 feet to an iron pin at the corner of the lot heretofore conveyed to Robert L. Whitted; thence along the line of his lot, S. 67 W. 65 feet, more or less, to an iron pin in the line of Lot No. 26; thence along the line of Lot No. 26, N. 8-25 W. 95.2 feet to an iron pin at the corner of said lot on the south side of Blue Ridge Drive; thence along the south side of said Blue Ridge Drive, N. 87-35 E. 70 feet to the beginning corner. Being the same lot conveyed to me by P. L. Bruce by deed of even date herewith, not yet recorded.

*Paid and satisfied in full
First Federal Savings & Loan Assn
of Greenville, SC
C.W. Sealant
Nov. 30, 1954
Witness
Vinson W. Bolding*

RECORDED OF RECORD
1st DAY OF Dec 1954
Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 11:11 O'CLOCK A. M. NO. 27478