



State of South Carolina

MORTGAGE OF REAL ESTATE

County of GREENVILLE

To All Whom These Presents May Concern:

I, John H. DuBose, of Greenville County SEND GREETING:

WHEREAS, I the said John H. DuBose

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. SIX THOUSAND, THREE HUNDRED AND NO/100 - - (\$ 6,300.00) four (4%)

Dollars, with interest at the rate of ~~six~~ (4%), per centum per annum, to be repaid in instalments of

THIRTY-NINE AND NO/100 - - - - - (\$ 39.00 ) 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 beside 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 John H. DuBose

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 John H. DuBose

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, (not quite two and one-half miles slightly south of west of the County Court House in the City of Greenville), known and designated as Lot No. 2 on Dalton and Neves' plat of April, 1942, recorded in the office of the Register of Mesne Conveyances for Greenville County in Plat Book "K", on page 128, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northeast corner of Lot No. 1 on said plat, which is 60 feet from the corner of the lot marked "Remus Rouda" on said plat, and running thence along Washington avenue, N. 22-0 W. 55 feet to an iron pin on corner of Lot No. 3; thence S. 71-50 W. 213.5 feet along line of Lot No. 3 to an iron pin on line of Lot No. 17; thence S. 3-55 E. 43 feet along lines of Lots Nos. 17 and 18 to an iron pin on the northwest corner of Lot No. 1; thence N. 75-07 E. 228 feet along line of Lot No. 1 to the beginning corner. Being the same lot of land conveyed to me by Earline Phillips DuBose by deed of even date herewith, not yet recorded."