

MAR 25 9 26 AM 1963

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Paul Edward Erskine SEND GREETINGS:

WHEREAS, I the said Paul Edward Erskine

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of FOURTEEN THOUSAND and no/100--- (\$ 14,000.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

One Hundred and 31/100--- (\$ 100.31) Dollars upon the first

day of each and every calendar month hereafter 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 a ten per cent 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 Paul Edward Erskine

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me, the said

Paul Edward Erskine

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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, in Oneal Township, near the Millford Baptist Church and about four miles north-west of the City of Greer, being shown as Lots Nos. 8 and 9 on a plat of property made for W. E. Bannister, plat made by W. P. Morrow, Surveyor, and revised by H. S. Brockman, recorded in the R. M. C. Office for Greenville County in Plat Book MM, page 25, and having the following courses and distances: Beginning on a stake on the western margin of Joan Street, joint front corner of Lots Nos. 7 and 8 on said plat, and runs thence with the common line of Lots Nos. 7 and 8 S.83-03 W. 298 feet to a stake on line of property now or formerly owned by Hudson; thence with that line N.16-50 W.280 feet to a stake, rear corner of Lots Nos. 9 and 10; thence with common line of Lots Nos. 9 and 10 N.83-03 E.296.2 feet to a stake on the western margin of Joan Street; thence therewith S.17-10 E.280 feet to the beginning corner. This being the same property which was conveyed to mortgagor herein by W. E. Bannister by deed dated March 8, 1963, which deed will be recorded forthwith in the said office.