

OLLIE FARNWORTH
NOV 11 1963
BOOK 933 PAGE 181

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Talmer Cordell, of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Seven Thousand, Six Hundred and No/100 -- (\$7,600.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes secured hereby), said note to be repaid with interest at the rate specified therein in installments of

Fifty-Five and 51/100 - - - - - (\$ 55.51) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable _____ years after date. The note further provides 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, become immediately due and payable, and the holder 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/we, the said mortgagor(s) 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/us the said mortgagor(s) 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, in Gantt Township, being known and designated as a small triangular strip of Lot 4 of a subdivision of Gilbert Court, Property of Talmer Cordell, as shown on a plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book GG, at Page 137, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the joint rear corner of Lots Nos. 4 and 5 according to the above mentioned recorded plat, and running thence with the joint line of said lots, N. 89-46 W. 66 feet, more or less; to a point where a new line intersects the old line separating Lot 4 from Lot 5; thence with a new line through Lot 4, S. 85-25 E. 65.2 feet, more or less, to an iron pin; thence N. 3-18 E. 5 feet to the beginning corner.

The within mortgagor, Talmer Cordell, executed and delivered to the within mortgagee his note and mortgage in the original sum of \$ 7,600.00 being dated March 5, 1956, which mortgage covers Lot No. 5 Gilbert Court Subdivision as shown on a plat thereof recorded in Plat Book GG at Page 137, and which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Book 670 at Page 427. Subsequently thereafter the within mortgagor engaged C. C. Jones & Associates, Engineers, to prepare a new survey covering Lots 4 and 5 of Gilbert Court Subdivision, in which a new boundary line was established between the said Lots 4 and 5. According to the survey prepared by C. C. Jones & Associates being dated August 2, 1956, a triangular strip of land having a base of 10 feet located on Gilbert Court was taken off of Lot 5 and added to Lot 4. Also a triangular strip of land located at the rear of Lot 4 and having a base of 5 feet along the rear line was taken off of the rear of Lot 4 and added to the rear of Lot 5. Consequently the within mortgage is being executed which together with the mortgage executed by the within mortgagor to the within mortgagee being dated March 5, 1956 and recorded in Mortgage Book 670 at Page 427 will constitute

REVISED 10-1-57
MITCHELL PRINTING CO.

a good and sufficient first mortgage lien against all of Lot 5 according to a new survey thereof prepared for Talmer Cordell by C. C. Jones & Associates on the 2nd day of March, 1956.

PAID, SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.

Union W. Bolding
Asst. Sect. Treas.
Nov. 4 1963
Witness *Peggy Poay*

SATISFIED AND CANCELLED BY RECORDS
5th DAY OF Nov. 1963
Ollie Farnsworth
R.M.C. OFFICE FOR GREENVILLE COUNTY, S.C.
AT 11:47 A.M. 13287