

NOV 14 1 39 PM 1963

BOOK 940 PAGE 440

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Talmer Cordell ..... SEND GREETINGS:

WHEREAS, I the said Talmer Cordell

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 SEVENTY-FIVE HUNDRED and no/100--- (\$ 7,500.00 ) Dollars,

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

Sixty-three and 29/100--- (\$ 63.29 ) 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 Talmer Cordell

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

Talmer Cordell

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 Greenville Township, at the Southeast intersection of Washington Avenue and Peachtree Street, and being a part of lot no. Twenty-eight (28) of the Nona Harris Squires property as shown on plat prepared by Piedmont Engineering Service dated Feb. 9, 1948 and which plat has been recorded in the R. M. C. Office for said County in Plat Book S, page 151, and having the following courses and distances, to-wit: Beginning at an Iron Pin at the Southeast intersection of Washington Avenue and Peachtree Street, and running thence with the East side of Washington Avenue S. 22-10 E. 65.5 feet to an Iron Pin located at the Northwest corner of lot no. 29 as shown on said plat, thence with the joint property line of lots nos. 28 and 29 N. 71-00 E. 125 feet to a Stake, thence N. 22-10 W. 65.5 feet to a Stake on South side of Peachtree Street, thence with the South side of Peachtree Street S. 71-00 W. 125 feet to the beginning point. This being a part of the property which was conveyed to mortgagor herein by Local Home Builders, Inc. by deed recorded in said office in Deed Book 427, page 229. For a more particular description see plat prepared for mortgagor herein by C. C. Jones, Civil Engineer, dated Oct. 25, 1963 and which plat will be recorded forthwith in said office.