

APR 5 4 03 PM 1974

BOOK 990 PAGE 534



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Sarah J. DuBose, of Greenville County,

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Three Thousand, Eight Hundred and No/100----- (\$ 3,800.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Thirty-Seven and 58/100----- (\$ 37.58) Dollars each, on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 12 years after date; and

WHEREAS, said 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 days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, on the north side of Branch Street, being known and designated as the rear portion of Lot No. 3 of the property of Albert Q. Taylor as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book P, at page 49, and having, according to a plat of the property of Sarah J. DuBose prepared by C. C. Jones, C. E., November 13, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Branch Street, which pin is 140 feet along Branch Street from the northeast corner of the intersection of said street with Augusta Road, and running thence along a line through Lot No. 3, N. 24-56 E. 94.3 feet to an iron pin on the line of Lot No. 4; thence along the line of that lot, S. 56-0 E. 60 feet to an iron pin; thence S. 24-43 W. 91.8 feet to an iron pin on the north side of Branch Street; thence along the north side of Branch Street, N. 58-17 W. 60 feet to the beginning corner; being a portion of the property conveyed to me by Jack L. Slatton by deed dated September 28, 1948 and recorded in the R. M. C. office for Greenville County in Vol. 360, at page 454.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 23 PAGE 480

SATISFIED AND CANCELLED OF RECORD 24 DAY OF May 1974
Dennie S. Lankford
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:11 O'CLOCK P. M. NO. 29860