

FILED
GREENVILLE CO. S. C.
JUN 27 3 27 PM '69
OLLIE FARNSWORTH
R. M. C.

BOOK 1130 PAGE 65



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

C. F. CATO, CLAUDE F. CATO, JR. & LLOYD R. CATO

(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

Fifty Thousand and No/100----- (\$ 50,000.00)
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 Four Hundred Ninety-two & 38/100-- (\$ 492.38)
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 15 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 Mortgagee in hand well and truly paid by the Mortgagor 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, on the Western side of White Horse Road (S. C. Route No. 250), the Eastern side of Bradley Street, and the Southern side of Earl Drive, being shown and designated as Lots Nos. 1, 2, 3, 4, 25, 26, and the Southernmost 30-foot portion of Lot No. 27, on a Map of FALLIS ANNEX, made by William D. Neves, Engineer, dated March, 1913, and recorded in the RMC Office for Greenville County, S.C., in Plat Book C, page 101, and having according to a more recent plat made by Dalton & Neves, Engineers, dated July, 1966, the following metes and bounds, to wit:

BEGINNING at an Iron pin at the Southwestern corner of the Intersection of Earl Drive with White Horse Road, and running thence along the Western side of White Horse Road, S. 22-48 E., 252 feet to an Iron pin at the joint front corners of Lots Nos. 4 and 5; thence along the common line of Lots Nos. 4, 5, 24, and 25, S. 64-30 W., 400 feet to an Iron pin on Bradley Street; thence along the Eastern side of Bradley Street, N. 24 E., 156 feet to an Iron pin in the line of Lot No. 27; thence a new line through Lot No. 27, N. 64-30 E., 200 feet to an Iron pin in the line of Lot No. 2; thence along the rear line of Lots Nos. 1, 2, a portion of 27, and 28, N. 24- W., 96 feet to an Iron pin on Earl Drive; thence along the Southern side of Earl Drive, N. 64-30 E., 200 feet to an Iron pin, the beginning corner.

The above described properties are the same conveyed to the Mortgagors herein by the following deeds of public record in the RMC Office for Greenville County, S. C., to wit: Deed Book 803, page 456, Deed Book 494, page 451, Deed Book 816, page 411; Deed Book 494, page 437; and Deed Book 508, page 106.