

MORTGAGE OF REAL ESTATE

30088 - FIDELITY-CARRARD CO. - GREENVILLE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we the said

M. M. Ward and Alice Ward
M. M. Ward and Alice Ward

SEND GREETING:

in and by *us* certain promissory note, in writing, of even date with these presents, well and truly indebted to **AMERICAN BUILDING AND LOAN ASSOCIATION, OF GREENVILLE, S. C.**, in the full and just sum of

One Thousand, One Hundred and No/100 (\$1100.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of *\$11.00* 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 reasonable 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 *M. M. Ward and Alice Ward* the said

in consideration of the said debt and sum of money aforesaid and for the better securing the payment thereof to the said **AMERICAN BUILDING AND LOAN ASSOCIATION, OF GREENVILLE, S. C.**, according to the terms of said note, and also in consideration of the further sum of Three Dollars to *us*

the said *M. M. Ward and Alice Ward*

in hand well and truly paid by the said **AMERICAN BUILDING AND LOAN ASSOCIATION, OF GREENVILLE, S. C.**, 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 **AMERICAN BUILDING AND LOAN ASSOCIATION, OF GREENVILLE, S. C.** 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,

will
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and in Greenville township, near Monaghan Mill, and being known and designated as Lots Nos. 19 and 20 in Block V, in a subdivision of land known as Riverside, a plat of which is on record in Plat Book A, page 323, in the R. M. C. Office for Greenville County, and having the following metes and bounds, to-wit:

"Beginning at the corner of Colonial avenue and Green Street, and running thence with the line of Green street, N. 10-15 E. 125 feet to a stake on an alley; thence along the line of said alley, N. 79-45 W. 100 feet to a stake, corner Lot No. 18; thence with the line of that lot, S. 10-15 W. 125 feet to a stake on Colonial Avenue; thence along the line of Colonial Avenue, S. 79-45 E. 100 feet to the beginning corner. Being the same lots conveyed to us by Carolina Loan & Trust Company by deed not yet recorded, this mortgage being given to secure the unpaid portion of the purchase price thereof."

State of South Carolina,
County of Greenville.

Personally appeared before me Nellie T. Cain and made oath that she saw the within named Alice L. Ward sign, seal and as her act and deed deliver the within written deed, and that she with D. R. Cain witnessed the execution thereof.

Sworn to before me this the 8th day of September, 1936.

Nellie T. Cain.

D. R. Cain (SEAL)
Notary Public for South Carolina.

Probate recorded this the 10th day of September, 1936, at 2 P. M.

Recorded September 9th 1936, at 12.30 P. M.