

MORTGAGE OF REAL ESTATE

36098 PROVENCE-JARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Larry Erwin of Greenville, South Carolina SEND GREETING:  
WHEREAS, I the said Larry Erwin

in and by my certain promissory note, in writing, of even date with these presents, well and truly indebted to Fidelity American Building and Loan Association, of Greenville, S. C., in the full and just sum of Twenty Six Hundred & Fifty

(2650.00) Dollars,  
with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Twenty Dollars + 50/100

(26.50) 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 fees, 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 Larry Erwin

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Fidelity 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

the said Larry Erwin in hand well and truly paid by the said Fidelity 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 Fidelity 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,

*in Greenville Township, in ward 4 of the City of Greenville, on the north side of Choice Street, being shown and delineated as Lot No. 28 on plat of property known as "Oakland Heights", recorded in the R. M. S. Office for Greenville County in Plat Book "C" at Page 147, and having, according to said plat, the following metes and bounds, to-wit:*

*Beginning at an iron pin on the north side of Choice Street, 180 feet from the northeast corner of Oakland Avenue and Choice Street and running thence with the northern side of Choice Street, S. 62-19 E. 60 feet to an iron pin, corner of Lot No. 29; thence with the line of said lot, N. 34-50 E. 150 feet to an iron pin, corner of Lot No. 22; thence with the line of said lot, N. 62-19 W. 60 feet to an iron pin, corner of Lot No. 27; thence with the line of said lot, S. 34-50 W. 150 feet to the beginning corner; said property being that conveyed to Larry Erwin by Bettie Bates et al., by deed dated October 10, 1936, and recorded in the R. M. S. Office for Greenville County October 24, 1936, in Book of Deeds "186" at Page 121.*

RECEIVED AND CANCELLED BY  
PAYEE OF  
FIDELITY AMERICAN BUILDING AND LOAN ASSOCIATION  
GREENVILLE COUNTY, S. C.  
#8443