

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, J. R. Baldwin and Beulah Baldwin, of Greenville County, South Carolina SEND GREETINGS:

WHEREAS ~~x~~ we the said J. R. Baldwin and Beulah Baldwinin and by ~~xx~~ our certain promissory note, in writing, of even date with these presents, made and given to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of

PAID AND SATISFIED IN FULL
 THIS 19th DAY OF July 1943
 FIDELITY FEDERAL SAVINGS & LOAN ASSO.
 BY *M. M. Howell*
 SECRETARY-TREASURER
 WITNESSES
Margaret A. ...
Ellie Fuller

(\$ 1,000.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of TEN & NO/100

(\$ 10.00) 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.

NOW, KNOW ALL MEN, That ~~xx~~ we the said

J. R. Baldwin and Beulah Baldwin

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIDELITY FEDERAL SAVINGS 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 ~~xx~~ US

the said

J. R. Baldwin and Beulah Baldwin

in hand well and truly paid by the said FIDELITY FEDERAL SAVINGS 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 FEDERAL SAVINGS 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, near the City of Greenville, on the northwest corner of Beechwood Avenue and Grace Avenue, being shown as Lot No. 19 on plat of "Eastover" recorded in the R. M. C. Office for Greenville County in Plat Book "F" at Page 42, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the northwest intersection of Beechwood Avenue and Grace Avenue, and running thence with the northern side of Beechwood Avenue, N. 71-55 W. 50.3 feet to an iron pin, corner of Lot No. 20; thence with the line of said lot, N. 18-05 E. 149.5 feet to an iron pin; thence S. 72-27 E. 50.3 feet to an iron pin on Grace Avenue; thence with the western side of Grace Avenue, S. 18-05 W. 150.1 feet to the beginning corner; said premises being that conveyed to J. R. Baldwin and Beulah Baldwin by Charles M. McGee by deed dated July 31, 1923, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "88" at Page 366.