

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

of South Carolina

I, L. L. McGirt, Jr., of the City of Greenville, County of Greenville, State/SEND GREETINGS:

WHEREAS I the said L. L. McGirt, Jr.,

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to FIDELITY FEDERAL SAVINGS

AND LOAN ASSOCIATION, OF GREENVILLE, S. C. in the full and just sum of THIRTY-THREE HUNDRED, FIFTY & NO/100

(\$3350.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of TWENTY-EIGHT & 38/100

(\$ 28.38) Dollars upon the first day of each and every calendar month here after 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 I the said L. L. McGirt, Jr.,

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 me

the said L. L. McGirt, Jr.,

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, on the southern side of East Avenue, in the City of Greenville, being known and designated as Lot No. 26 on plat of Property of E. P. McGee, recorded in the R. M. C. Office for Greenville County in Plat Book "F" at Page 36, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of East Avenue, corner of Lot No. 25, and running thence with the line of said lot, S. 14-35 E. 180.3 feet to an iron pin; thence N. 77-46 E. 64 feet to an iron pin, corner of Lot No. 27; thence with the line of said lot, N. 14-40 W. 176.8 feet to an iron pin on East Avenue; thence with the southern side of East Avenue S. 81-00 W. 64 feet to the beginning corner; being the same property conveyed to C. M. Gaffney and L. L. McGirt, Jr., by Mary F. Longenbach by deed dated September 13, 1937, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "197" at Page 262, C. M. Gaffney having conveyed all his interest in said property to L. L. McGirt, Jr., by deed dated February 9, 1939, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "208" at Page .