

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ✓

I, S. R. Gaston, of Greenville County, South Carolina

SEND GREETINGS:

WHEREAS I the said S. R. Gaston ✓

PAID AND SATISFIED IN FULL THIS 19th April 1944 FIDELITY FEDERAL SAVINGS AND LOAN ASSO. BY Margaret Means Secretary-Treasurer WITNESSES Lattie West Dalphin

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 FIFTEEN HUNDRED & NO/100

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of FIFTEEN & NO/100 (\$44500.00) Dollars,

(\$ 15.00) 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 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 S. R. Gaston ✓

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 S. R. Gaston ✓

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, northwest of the City of Greenville, being shown as Lots Nos. 42 and 43 on plat of "Hillhouse Tract" made by F. G. Rogers, C. E., in 1908, recorded in the R. M. C. Office for Greenville County in Plat Book "A" at Page 335, and when described together, having the following metes and bounds:

Beginning at an iron pin on Hilltop Avenue, joint corner of Lots Nos. 41 and 42, and running thence along Hilltop Avenue, N. 42-30 W. 140 feet; thence N. 47-30 E. 150 feet to an iron pin; thence S. 42-30 E. 140 feet to an iron pin; thence S. 47-30 W. 150 feet to an iron pin, the beginning corner; being the same lots of land conveyed to S. R. Gaston by R. L. Ervin by deed dated September 21, 1938, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "206" at Page 85.