

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Thelma W. Ridgeway

SEND GREETINGS:

WHEREAS I, the said Thelma W. Ridgeway

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 Two Thousand One Hundred Fifty and no/100 (\$ 2150) Dollars,

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

(\$21.50) 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 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 Thelma W. Ridgeway

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 Thelma W. Ridgeway

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,

being known and designated as Lot 3 McDonald Street and being the northern portion of lot No. 29 of the North Hills property of the Title Guarantee and Trust Co. (which subdivision lies partly within and partly just outside the 1927 City limits of Greenville) according to a plat thereof, made by Dalton & Neves, and having, according to said plat, the following metes and bounds, to-wit:

Beginning on the west side of McDonald Street at a point 48 feet North of its intersection with the Northerly side of Garraux Street; thence N. 19-30 E. 44.1 feet to an iron pin being on the Southwest corner of lot 30; thence N. 70-30 W. 97 feet along the line of Lot No. 30 to an iron pin; thence S. 19-20 W. 36.8 feet to a point 48 feet North of Garraux Street; thence in a straight line in an easterly direction approximately 97 feet to the beginning point on McDonald Street.

The estimated amount of the taxes and insurance over the above-described property for the current year is \$54.56. The mortgagor agrees to pay \$4.55 a month or as much as is necessary to pay both of these items, commencing August 1, 1939, and the mortgagee agrees to pay the taxes and insurance.

Handwritten: Said note is full paid 28th day of May 1940
Handwritten: Thelma W. Ridgeway Secretary
Handwritten: Lateral
Stamp: FILED AND CANCELLED OF DAY OF May 28 1940 Ollie Jarnal South Carolina # 7793