

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. D. Elrod, of Greenville County, South Carolina SEND GREETINGS:

WHEREAS I the said J. D. Elrod

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 SEVEN HUNDRED & NO/100

(\$ 700.00) Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments FOURTEEN & NO/100

(\$ 14.00) 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 I J. D. Elrod

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 J. D. Elrod

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: three adjoining tracts

"All that certain pieces parcels 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 Austin Township, on the South side of the Laurens Road, and being described separately as follows:

TRACT NO. 1: Commencing at a stake on the South side of the Laurens Road (State Highway No. 2) at corner of property of Pioneer Life Insurance Company; thence along line of said property S. 13.50 W. 363 feet to an iron pin and stone; thence along line of Laurel Creek Church and school property S. 77-30 E. 801 feet to an iron pin; thence S. 77-15 E. 583 feet to a pile of stones on the Laurens Road 25 feet from the center of the same; thence with the South side of Laurens Road 25 feet from the center of same as follows: N. 45-48 W. 180.5 feet to a bend; N. 53-40 W. 207.6 feet to a bend; thence N. 62-38 W. 234.3 feet to a bend; N. 68-28 W. 814.6 feet to the point of beginning, containing 7.33 acres, more or less, surveyed in July 31, 1931 by R. E. Dalton, C. E., less however, a tract of 2.28 acres conveyed by J. D. Elrod to F. L. Swords by deed recorded in the R. M. C. Office for Greenville County in Book of Deeds "176" at Page 56; being the same property conveyed to J. D. Elrod by D. F. Smith and F. L. Smith by deed dated July 21, 1931 and recorded in the R. M. C. Office for Greenville County in Book of Deeds "163" at Page 35.

TRACT NO. 2: Beginning at an iron pin, negro church corner, and running thence N. 78-30 W. 533 feet to a stone; thence S. 25-30 W. 745 feet, crossing branch to a stone; thence S. 87-15 E. 220 feet to a stone near the branch; thence N. 53-30 E. 610 feet to a stone, on negro church property; thence along line of said negro church property N. 32-30 E. 249 feet to the beginning corner, containing 6.48 acres, more or less, and being the same property conveyed to J. D. Elrod by A. B. Forrester by deed dated April 3, 1934, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "175" at Page 349.

TRACT NO. 3: Beginning at a stone on the colored church property and running thence along the line of said church property S. 23 E. 334 feet to an iron pipe; thence S. 84-55 W. 618 feet to a stake near a branch, corner of other property of J. D. Elrod; thence along the line of said property N. 53-30 E. 610 feet to the beginning corner and containing 2.27 acres, more or less; being the same property conveyed to J. D. Elrod by A. B. Forrester by deed dated October 3, 1934, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "178" at Page 151.

Satisfied in Full
of Oct. 1941
Fidelity Federal Savings & Loan Assn.
Secretary
Paid
J. D. Elrod
Merrett
Elrod

FILED
OFFICE OF THE CLERK OF COURTS
FOR GREENVILLE COUNTY, S. C.
1941
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