

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Barry W. League, of Greenville County, S. C.

SEND GREETINGS:

WHEREAS I the said Barry W. League

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 TWENTY-FOUR HUNDRED & NO/100

(\$ 2400.00 ) Dollars,

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

(\$ 24.00 ) 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 Barry W. League

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 Barry W. League

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 premises 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 West side of Tomassee Avenue, just outside the corporate limits of the City of Greenville, being known and designated as a part of Lots Nos. 77 and 78, on plat of Property of M. C. Westervelt, Trustee, made by R. E. Dalton, E. E. recorded in the R. M. Office for Greenville County in Plat Book "F" at Page 23, and having the following metes and bounds, courses and distances, to-wit:

Beginning at a point on the West side of Tomassee Avenue, which is 227 feet North of the Northwestern corner of the intersection of Tomassee Avenue and an unnamed 15 foot street, and running thence N. 71-35 W. 150 feet to an iron pin in the line of Lot No. 106; thence N. 21-35 E. 57 feet to an iron pin in the line of Lot No. 105; thence S. 71-35 E. 150 feet to an iron pin on the Western side of Tomassee Avenue, which iron pin is 284 feet North of the Northwest corner of the intersection of Tomassee Avenue and said unnamed 15 foot street; thence with the Western side of Tomassee Avenue, S. 21-35 W. 57 feet to the point of beginning; being the same property conveyed to Barry W. League by the Metropolitan Life Insurance Company by deed dated January 4, 1940; and recorded in the R. M. C. Office for Greenville County in Book of Deeds "217" at Page

And the mortgagee(s) do(es) hereby agree, or demand of the mortgagee at any time, to pay, on the first day of each month thereafter, until the mortgage is paid in full, the monthly payments of principal and interest shall amount to a sum to be ascertained (1/12%) of the said annual taxes, assessment and insurance premium, or amount due by the mortgagee. The mortgagee(s) further agree(s) to pay or demand, or any other sum necessary to pay these items. It is further agreed that any such a default shall constitute a breach of the mortgage, and the note secured thereby.

(See other side of page for position of this paragraph)