

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, C. S. Foister, of Greenville County, S. C.,

SEND GREETINGS:

WHEREAS I, the said C. S. Foister

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 SIX HUNDRED & NO/100 (\$ 600.00) Dollars,

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

(\$ 8.00) 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 not 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 C. S. Foister

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 C. S. Foister

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 Chick Springs Township, on the East side of Furman-Hall Road, near the City of Greenville and having the following metes and bounds, to-wit:-

Beginning at a stake at the Southeast intersection of Furman-Hall Road and a road separating the property herein described from the property of Mrs. Ella Francis, and running thence with the Southern side of said road, S. 53-40 E. 200 feet to a stake, corner of property of E. B. Foister, thence with the line of said property, S. 28-55 W. 50 feet to a stake; thence N. 53-40 W. 200 feet to a stake on Furman-Hall Road; thence with the Eastern side of Furman-Hall Road, N. 28-55 E. 50 feet to the point of beginning; being the same property conveyed to C. S. Foister by E. B. Foister by deed dated February 19, 1940, and recorded herewith.

ALSO: 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 Chick Springs Township, on the East side of Furman-Hall Road, near the City of Greenville, and described as follows:

Beginning at a stake on the Eastern side of Furman-Hall Road, 100 feet South from intersection of neighborhood road referred to above, and running thence S. 53-40 E. 150 feet to a stake; corner of property of E. B. Foister; thence with the line of said property approximately S. 28-55 W. 22 feet to a stake; thence continuing with the line of said property in a Northwesterly direction 150 feet to a stake on Furman-Hall Road; thence with the Eastern side of Furman-Hall Road, N. 28-55 E. 40 feet to the beginning corner; being the same property conveyed to C. S. Foister by E. B. Foister by deed of even date, and recorded herewith.

And the mortgagor(s) do(es) hereby agree, on demand of the mortgagee at any time, to pay, on the first day of each successive month thereafter, in addition to the monthly payments of principal and interest stated above, a sum equal to the amount of the said annual taxes, assessments and insurance, as the same may be levied or assessed, and the mortgagor(s) further agree(s) to pay on demand, at any time, any other such taxes, assessments and insurance. It is further agreed that any such additional payments, when made, shall become a part of the monthly installments due under the terms of this mortgage note secured thereby.

For position of this paragraph see other side of page

Handwritten notes and signatures:
- "Paid in full" (written vertically)
- "Case of Fidelity Fed. Loan Assoc." (written vertically)
- "April 42" (written vertically)
- "James" (written vertically)
- "P. # 4806" (written vertically)
- "C. S. Foister" (signature)
- "Fidelity M." (signature)
- "James" (signature)
- "P. # 4806" (written vertically)