

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **Lottie K. Crout, of Greenville County, S. C.,** SEND GREETINGS:

WHEREAS I, the said **Lottie K. Crout**

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 **THIRTY-FIVE HUNDRED & NO/100** (\$ **3500.00**) Dollars,

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

(\$ **35.00**) 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, the said **Lottie K. Crout**

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 **Lottie K. Crout**

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, near the Augusta Road, on the South side of an unnamed street, near the City of Greenville, being known and designated as Lot No. 60 of "Augusta Court", as shown on plat thereof made by R. E. Dalton, C. E., in April, 1923, which plat is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "F" at Page 124, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of a 50 foot unnamed street, at the corner of Lot No. 59, and running thence with the line of said lot S. 39-20 E. 173.6 feet to an iron pin, joint rear corner of Lots Nos. 66 and 67; thence along the rear line of Lot No. 66, S. 51-20 W. 59.83 feet to a point in the rear line of Lot No. 63; thence with the rear lines of Lots Nos. 63, 62 and 61, N. 39-18 W. 178 feet to an iron pipe on said unnamed street; thence with the Southern side of said unnamed street, N. 55-30 E. 60 feet to the beginning corner; being the same property conveyed to Lottie K. Crout by R. K. Taylor by deed dated February 26, 1940, and recorded herewith.

For position of this paragraph see other side of page