

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Mrs. Sunie Roper, of Greenville County, S. C.

WHEREAS I, the said Mrs. Sunie Roper

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 ONE THOUSAND & NO/100

(\$ 1,000.00) Dollars,

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

(\$ 10.00) 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, of 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 lender 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 Mrs. Sunie Roper

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 Mrs. Sunie Roper

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, on the Northwest side of Cobb Street, near Judson Mills, fronting 50 feet on the Northwest side of Cobb Street, and extending back 110 feet to property of Charles T. Scott and being more particularly described by metes and bounds, as follows:

Beginning at a stake on the Northwest side of Cobb Street, at corner of other property owned by Sunie Roper, and running thence with the line of said property, N. 55 W. 110 feet to corner of Lot No. 3 as shown on plat recorded in Plat Book F at page 280; thence with the line of said lot N. 49 1/2 E. 50 feet to corner of property owned by Elizabeth Louise Wilson; thence with the line of said property, S. 55 E. 110 feet to an iron pin on Cobb Street; thence with the Northwestern side of Cobb Street, S. 49 1/2 W. 50 feet to the beginning corner, being the rear or Southwest portion of Lots Nos. 1 and 2 as shown on plat recorded in Plat Book F at page 280, and being the same property conveyed to Sunie Roper by Elizabeth Louise Wilson by deed dated January 20, 1939, and recorded in the R. M. C. Office for Greenville County in Book of Deeds 208 at page 205.

If the mortgagee(s) hereinafter named, on demand of the mortgagor or any third party, shall not pay the full amount of the principal and interest due on the mortgage, and in addition to the monthly payments of principal and interest, shall be liable to pay to the mortgagor(s) the cost of principal and interest, and also to pay to the mortgagor(s) the cost of taxes, assessments and other charges, as authorized by the mortgage. The mortgagor(s) hereby agree(s) to pay on demand, at any time, any additional sums necessary to pay those items. It is further agreed that any such additional payments, when so demanded by the mortgagee, shall become a part of the monthly installments due on the mortgage and the note secured thereby.

For position of this paragraph see other side of page

PAID AND SATISFIED IN FULL
THIS 28th DAY OF Feb 1944
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
Jattie West Galphin
Clara B. Hewell
Margaret A. Meas
SECRETARY-TREASURER
SEND GREETINGS:

RECORDED AND CANCELED
28
Ollie James
12-28-44
2000
GREENVILLE COUNTY, S. C.