Vol. 295

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Cora H. Dodson SEND GREETINGS:

WHEREAS I the said Cora H. Dodson

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-FIVE HUNDRED and No/100 ------- ($2,500.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of TWENTY-ONE and 10/100 ($21.10) 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 Cora H. Dodson

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 Cora H. Dodson

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, City of Greenville, on the East side of Townes Street, being known and designated as Lots 26 and 27, (twenty-six and twenty-seven) as shown on Plat of property of B. E. Geer, made by Dalton & Neves, Engineers, and recorded in R. M. C. O. for Greenville County, S. C. in Plat Book H at page 177, and having according to said Plat the following metes and bounds, to wit: Beginning at an iron pin on the East side of Townes Street, joint corner of Lots Nos. 25 and 26, and running thence along the rear lines of Lots Nos. 22, 23, 24 and 25, S. 65-30 E. 207.2 feet to an iron pin, joint rear corner of Lots Nos. 21, 22 and 26; thence S. 24-30 W. 110 feet to an iron pin; thence N. 65-30 W. 180.8 feet to an iron pin on the East side of Townes Street; thence along the East side of Townes Street N. 10-57 E. 113.2 feet to the beginning; being the same lot of land conveyed by deed dated 1st June, 1937 to Elizabeth E. Beaty by Franklin Real Estate & Investment Company, recorded in Book 194, page 49, R. M. C. Office, Greenville County, and being the same lots conveyed to the Mortgagor herein, Cora H. Dodson, by Elizabeth E. Beaty by deed dated October 12th, 1938, and recorded in R. M. C. Office for Greenville County in Deed Book Vol. 206, page 238.

And the mortgagor(s) do(es) hereby agree, on demand of the mortgagee at any time, to pay, on the first day of each succeeding month thereafter, together with, and in addition to the monthly payments of principal and interest [illegible] taxes, assessments, [illegible] insurance premiums [illegible] mortgagee(s) to pay [illegible] demand by the mortgagee, and become a part thereof and be secured hereby. It is further agreed that any such advance, payment or charge so demanded by the mortgagee, shall become a part of the monthly installments due under the terms of this mortgage and the note secured thereby.

For position of this paragraph see other side of page.

Paid and satisfied in full this 1st day of Apr. 1941, Fidelity Federal Savings and Loan Association M. M. Hewell, Secretary

Witness: [illegible]

Witness: [illegible]

Witness: [illegible]

Apr 1st 1941 Dale Farmer Notary Public # 4915