

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Harry L. Baumgardner, of Greenville County, S. C.

SEND GREETINGS:

WHEREAS I the said Harry L. Baumgardner

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-TWO HUNDRED & NO/100 (\$ 2200.00) Dollars,

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

(\$ 22.00) 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 Harry L. Baumgardner

PAID AND SATISFIED IN FULL
THIS 8 DAY OF Dec 19 1945
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
BY: *Battie West Gaepher*
SECRETARY-TREASURER
Glady 301

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 said sum of Three Dollars to me the said Harry L. Baumgardner

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 ^{those two} certain pieces 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 North side of an unnamed street, near the City of Greenville, being shown as Lots Nos. 6 and 7 on plat of property of C. F. Putman recorded in the R. M. C. Office for Greenville County in Plat Book H at page 170, and when described together, having the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of said unnamed street, at corner of Lot No. 8, and running thence in a Northerly direction 86 feet to a point in line of property known as Hillside Heights; thence with the line of said property, N. 83-88 W. 63 feet; thence continuing with the line of said property, N. 72-17 W. 109 feet to an iron pin; thence S. 17-16 W. 34 feet to corner of Lot No. 5; thence with the line of said lot in a Southerly direction 183.5 feet to an iron pin on said unnamed street; thence with the Northern side of said unnamed street in an Easterly direction 100 feet to the beginning corner; being two of the lots conveyed to Harry L. Baumgardner by Tommie C. Putman by deed dated December 29, 1939, recorded in the R. M. C. Office for Greenville County in Book of Deeds 217 at page 55.

SATISFIED AND CANCELLED
RECORDED 19 DAY OF Dec 19 1945
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
9:20 O'CLOCK

And the mortgagor(s) do hereby agree, on demand of the mortgagee at any time, to pay the first day of each month, until the full principal sum, with interest, has been paid, the monthly payments of principal and interest, computed monthly on the unpaid balance, and in addition to, the monthly payments of principal and interest, the mortgagee shall be entitled to collect from the mortgagor(s) the taxes, assessments and other charges levied or assessed against the property, and the mortgagor(s) further agree(s) to pay on demand of the mortgagee, the amount of any such taxes, assessments and other charges levied or assessed against the property, and the mortgagor(s) further agreed that any such payments, when 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.

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