

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

South Carolina

I, Ansel M. Smith, of the City of Greenville, County of Greenville, State of/ SEND GREETINGS:

WHEREAS I the said Ansel M. Smith

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 SIXTEEN HUNDRED & NO/100

(\$1600.00) Dollars,

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

(\$16.00) 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 hereunder 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 Ansel M. Smith

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 Ansel M. Smith

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 South side of Rhett Street, in the City of Greenville, being shown as Lot No. 8, Block 2, Page 72, of the City Block Book, and having the following metes and bounds, according to survey made by R. E. Dalton, C. E., in December, 1924:

Beginning at an iron pin on the South side of Rhett Street, 117 feet, 9 inches from the Southeast corner of Rhett Street and Markley Street, and running thence along the Southern side of Rhett Street, N. 71-45 E. 49 feet to corner of wall; thence along line of property of Will Cook, S. 17-50 E. 130 feet to an iron pin; thence along line of property of Hattie C. and Mary Ella Carpenter, S. 71-45 W. 45 feet 9 inches to an iron pin; thence continuing with the line of the Carpenter property, N. 19-15 W. 130 feet to the beginning corner; being the same property conveyed to Ansel M. Smith by Josie McSweeney and C. J. McSweeney by deed of even date to be recorded herewith.

And the mortgagor(s) do(es) hereby grant, on demand of the mortgagee at any time, to pay, on the first day of each month, commencing on the first day of the month next following, and in addition to the monthly payments of principal and interest, a sum equal to one-twelfth (1/12th) of the said annual tax, assessment and other charges, as provided by law and ordinances. The mortgagor(s) further agree(s) to pay on demand, as and when demanded by the mortgagee, the amount of any such annual tax, assessment and other charges, 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.

For position of this paragraph see other side of page

Handwritten signatures and stamps including 'FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION', 'RECORDED', 'INDEXED', 'FILED', and 'MAY 19 1925'.