

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Frances Leslie Brown

SEND GREETINGS:

WHEREAS I the said

Frances Leslie Brown

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 seven hundred fifty & no/100 (\$ 1,750.00 ) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Seventeen & 50/100

(\$ 17.50 ) 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 the said Frances Leslie Brown

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 Frances Leslie Brown

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,

known and designated as part of Lot No. 76 of the property of the Colonia Company, according to plat of Dalton & Neves, Engineers, September 1925, recorded in Plat Book "G", Page 112, and having the following metes and bounds, to-wit:

Beginning at an iron pin, corner of Lots Nos. 76 and 77, which point is 120 feet South of the Southwest corner of Oak Street and Douglass Avenue, and running thence with line of Lot #77 S. 46-03 W. 150 feet; thence S. 44-02 E. 60 feet to a point in line of Lot No. 75; thence with line of Lot No. 75 N. 46-03 E. 150 feet to an iron pin on Douglass Avenue; thence with Douglass Avenue N. 44-02 W. 60 feet to the beginning.

And the mortgagee(s) do(es) hereby agree, on demand of the mortgagee at any time, to pay, on the first day of each month hereafter, together with, and in addition to, the monthly payments of principal and interest stated above, a sum equal to one percent (1%) of the said annual taxes, assessment and insurance premiums as appraised on the mortgage. The mortgagee(s) further agree(s) to pay or warrant, at any time, any additional sum necessary to pay these taxes. It is further agreed that any such additional 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.

For position of this paragraph see other side of page

Handwritten notes and signatures: 'Paid and Satisfied in Full. Nov. 1942', 'Fidelity Federal Savings & Loan Assn.', 'By Frances Leslie Brown', 'Witnessed by [unclear]', 'Recorded and Canceled in the Office of the Clerk of the County of Greenville, S.C. on [unclear] #11831'