MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Oeland F. Evins, of Greenville County, S. C., SEND GREETINGS:

WHEREAS I the said Oeland F. Evins

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-NINE HUNDRED & NO/100 ($ 2900.00) Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of TWENTY-NINE & NO/100 ($ 29.00) 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 Oeland F. Evins

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 Oeland F. Evins 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 Bates Township, in the Town of Travelers Rest, being Lot No. 7 of Property of Minnie L. Hillhouse, as shown by survey made by W. A. Hester, dated March 20, 1926, on the Eastern side of U. S. Highway No. 25, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of U. S. Highway No. 25, at corner of Lot owned by Hassie McCarrell, and running thence with the line of said lot, N. 81¼ E. 394½ feet to an iron pin; thence in a Northeasterly direction 28 feet to an iron pin in a branch; thence in a Northerly direction 100 feet to an iron pin in said branch; thence N. 79 W. 405½ feet to an iron pin on U. S. Highway No. 25; thence with the Eastern side of U. S. Highway No. 25, S. 11 E. 100 feet to the beginning corner; being the same property conveyed to Oeland F. Evins by Minnie L. Hillhouse by deed dated February 24, 1940, and recorded in the R. M. C. Office for Greenville County in Book of Deeds 219 at page 143.

Paid in full April 19 1971 Fidelity Federal Savings & Loan Assn. M. M. Jones

Witness: Thelma J. Foxworth

Witness: Thelma J. Foxworth

Satisfied and cancelled this 7th day of April 1971

Fidelity Federal Savings & Loan Association

#5257

And the mortgagor(s) do(es) hereby agree, on demand of the mortgagee at [illegible] the first day of each [illegible] year, together with, and in addition [illegible] one-twelfth (1/12th) of the [illegible] taxes, assessments and insurance, as [illegible] by the mortgagee. The [illegible] sums necessary to pay the [illegible] when so demanded by the mortgagee. [illegible] of this mortgage and the note [illegible]

For position of this paragraph see other side of page