

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

State of South Carolina

I, Mrs. Rebecca S. Thackston, of the City of Greenville, County of Greenville, / SEND GREETINGS:

WHEREAS I the said Mrs. Rebecca S. Thackston

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-EIGHT HUNDRED & NO/100 (\$ 2800.00 ) Dollars,

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

( \$ 28.00 ) 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 Mrs. Rebecca S. Thackston

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 Mrs. Rebecca S. Thackston

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 Russell Avenue, in the City of Greenville, being known and designated as Lot No. 33 on plat of "North Hills", recorded in the R. M. C. Office for Greenville County in Plat Book H at page 90, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of Russell Avenue, 60 feet from the intersection of Russell Avenue and McDonald Avenue, and running thence with the Southern side of Russell Avenue, S. 70-30 E. 60 feet to an iron pin at the corner of Russell Avenue and McDonald Avenue; thence with McDonald Avenue, S. 19-30 W. 140 feet to an iron pin, corner of Lot No. 32; thence with the line of said lot, N. 70-30 W. 60 feet to an iron pin, corner of Lot No. 34; thence with the line of said lot, N. 19-30 E. 140 feet to the beginning corner; said property being that conveyed to Mrs. Rebecca S. Thackston by O. P. Earle, as Conservator of Mechanics Building and Loan Association, by deed dated December 18, 1935, and recorded in the R. M. C. Office for Greenville County in Book of Deeds 180 at page 491.

And the mortgagor(s) do(es) hereby agree, 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 the date of the recording of this mortgage, the monthly payments of principal and interest due thereunder, together with the said annual taxes, assessments, and other charges, and to pay the same in full. It is further agreed that if the mortgagor(s) fail to pay these payments, it is the obligation of the mortgagee to pay these payments, and the same shall become a part of the monthly payments of principal and interest due on this mortgage and the note secured hereby.

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