Vol. 21

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Roy E. Putnam, of the City of Greenville, S. C., SEND GREETINGS:

WHEREAS I the said Roy E. Putnam,

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

Three Thousand & no/100 ($ 3,000.00) Dollars,

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

($ 30.00) 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 Roy E. Putnam,

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 Roy E. Putnam,

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, at the Southwest corner of the intersection of East North Street and Carolina Avenue, in the City of Greenville, being the Eastern portion of Lot No. 6, Block 7, as shown on plat of Boyce Lawn Addition recorded in the R. M. C. Office for Greenville County in Plat Book A at page 179, and having the following metes and bounds:

Beginning at an iron pin at the Southwest intersection of East North Street and Carolina Avenue, and running thence with the Western side of Carolina Avenue, S. 15 E. 126 feet, 1 inch to an iron pin on a 10 foot alley; thence with the Northern side of said alley, S. 76-45 W. 54 feet to a stake; thence N. 15 W. 126 feet, 1 inch to an iron pin on East North Street; thence with the Southern side of East North Street, N. 76-45 E. 54 feet to the beginning corner, being the same property conveyed to Roy E. Putnam by E. M. Garrett by deed dated June 29, 1928, and recorded in the R. M. C. Office for Greenville County in Book of Deeds 145 at page 221.

And the mortgagor(s) (s(es)) hereby agree, on demand of the mortgagee at any time, to pay, on the first day of each succeeding month thereafter, together with and in addition to the monthly payments of principal and interest stated above, a sum equal to one-twelfth (1/12th) of the yearly taxes, assessment and insurance premiums, as estimated by the mortgagee. The mortgagor(s) further agree(s) to pay on demand any additional sums necessary to pay taxes when due. 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

Fidelity Fed. Sav. & Loan Ass. By M. Newell Secy.

Paid and Satisfied in Full this 20th day of Dec. 1944. Fidelity Fed. Sav. & Loan Ass. By M. Newell Secy.

Witness Edward Jas. F. Rice

SATISFIED AND CANCELLED OF RECORD
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:30 P.M.
Ella Farmer R.M.C.
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