Vol. 291

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Jessie Melton Belk SEND GREETINGS:

WHEREAS I the said Jessie Melton Belk

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 four hundred & no/100 ($3,400.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Twenty-eight & 70/100 ($ 28.70) 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 Jessie Melton Belk

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 Jessie Melton Belk

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,

Off the Augusta Road, at the Southeast intersection of Fairs Road and Winyah Street, being known and designated as Lot #102 as shown on plat of Augusta Circle made by R. E. Dalton, Engineer, November 1921, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "F" at Page 23, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the Southeast intersection of Faris Road and Winyah Street and running thence with the South side of Winyah Street S. 71-35 E. 143 feet to a stake; thence along the rear line of Lot #81 S. 21-35 W. 50 feet to a stake, joint rear corner of Lots Nos. 102 and 103; thence along the joint line of said lots N. 71-35 W. 138.5 feet to a stake in the East side of Faris Road, joint corner of Lots Nos. 102 and 103; thence along the East side of Faris Road N. 16-30 E. 49.96 feet to the point of beginning.

And the mortgagor(s) do(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 payment of principal and interest payable under the terms of the note secured hereby, an amount equal to one-twelfth (1/12th) of the said annual taxes, assessments, insurance premiums and ground rents, as estimated by the mortgagee. The mortgagor(s) further agree(s) to pay on demand any deficiency in the aggregate of such additional sums necessary to pay these items. It is further agreed that any such deficiency, if not paid within 30 days after demand 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

Satisfied in full and cancelled this 25th day of August, 1942. Federal Savings & Loan Assn. of Greenville By M. Hughes Pres. Witness: W. Leon Smith