

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Lottie E. Fincher, of Greenville County, S. C.

SEND GREETINGS:

WHEREAS I, the said Lottie E. Fincher

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 TWELVE HUNDRED & NO/100

Paid and satisfied in full this 14th day of March, 1943, by Lottie E. Fincher, Greenville, S.C.

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of TWELVE & NO/100 (\$ 12.00) Dollars,

(\$ 12.00) 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 Lottie E. Fincher

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 Lottie E. Fincher

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 Southwest side of Verdun Avenue, near the City of Greenville, being shown as Lot No. 48, on plat of McCullough Heights, recorded in the R. M. C. Office for Greenville County in Plat Book E at page 95, and having, according to said plat, the following metes and bounds:

RECORDED AND CANCELLED
4-23-43
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Beginning at an iron pin on the Southwest side of Verdun Avenue, which pin is 234 feet from South Franklin Road, and running thence with the Southwestern side of Verdun Avenue, N. 44-20 W. 60 feet to an iron pin, corner of Lot No. 47; thence with the line of said lot, S. 45-26 W. 180 feet to an iron pin; thence S. 44-20 E. 60 feet to an iron pin, corner of Lot No. 49; thence with the line of said lot, N. 45-26 E. 180 feet to the beginning corner; being the same property conveyed to Lottie E. Fincher by Rose Angle Linder by deed dated June 18, 1937, recorded in the R. M. C. Office for Greenville County in Book of Deeds 199 at Page 89.

And the mortgagor(s) do hereby agree, in and to the best of their power, 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, the amount of the taxes, assessments (including of the said annual taxes, assessments, and other charges) levied on the property herein described. The mortgagor(s) further agree(s) to pay the same as they become due, and to pay these items. It is further agreed that any and all such payments when received by the mortgagee shall become a part of the monthly payments, and shall be applied to the principal of this mortgage and the note secured thereby.

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