Vol. 291

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

PAID AND SATISFIED IN FULL
THIS 31 DAY OF August 1944
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY Lottie West Gallahin
SECRETARY-TREASURER
WITNESS: Blair B. Hewell

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, P. B. Fincher, of Greenville County, South Carolina SEND GREETINGS:

WHEREAS I the said P. B. 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 TWENTY-SEVEN HUNDRED, FIFTY & NO/100 Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of TWENTY-SEVEN & 50/100 ($ 27.50) 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.

#9372 SATISFIED AND CANCELLED OF RECORD 5th DAY OF Sept. 1944 AT 10:20 A.M. R. M. C. FOR GREENVILLE COUNTY, S. C. Allie Farnsworth

NOW, KNOW ALL MEN, That I, the said P. B. 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 P. B. 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 South side of East Faris Road (formerly Blassingame Street), near the City of Greenville, being known and designated as Lot No. 26, Block F, on plat recorded in the R. M. C. Office for Greenville County in Plat Book F at page 131, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the South side of East Faris Road 180 feet from the intersectinn of East Faris Road and Mitchell Street, at corner of lot No. 27, and running thence with line of said lot, S. 25-51 E. 160 feet to an iron pin, corner of Lot No. 12; thence with the line of said lot, S. 63-38 W. 60 feet to an iron pin, corner of Lot No. 25; thence with the line of said lot N. 25-51 W. 160 feet to an iron pin on East Faris Road; thence with the Southern side of East Faris Road, N. 63-38 E. 60 feet to the beginning corner; being the same property conveyed to P. B. Fincher by Roy D. Williams by deed recorded herewith.

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 until the said note is paid in full, in addition to the monthly payments of principal and interest provided for in the said note, one-twelfth (1/12th) of the said annual taxes, assessments, insurance premiums and water rates next due, as estimated by the mortgagee. The mortgagor(s) further agree(s) to pay such taxes, assessments, insurance premiums and water rates before the same become delinquent. If the monthly payments made by the mortgagor(s) under the provisions of this paragraph shall not be sufficient to pay such items when the same become due and payable, then the mortgagor(s) shall pay to the mortgagee any amount necessary to make up the deficiency on demand. All payments made under this paragraph may be held by the mortgagee, unless and until default hereunder exists, when any payments so held may be applied by the mortgagee to any amount due hereunder in such manner and order as the mortgagee may elect. When the indebtedness hereby secured shall have been paid in full, all payments made under this paragraph not theretofore applied by the mortgagee shall be returned without interest to the mortgagor(s). In the event of a foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all payments made under this paragraph and then held by the mortgagee shall become a part of the amount applied on the indebtedness secured hereby.

For position of this paragraph see other side of page