

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **D. B. Farnsworth, of the County of Greenville**

SEND GREETINGS:

WHEREAS I, the said **D. B. Farnsworth**

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 **Thirty-Two Hundred and no/100** (\$ **3200.00**) Dollars,

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

(\$ **32.00**) 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 **D. B. Farnsworth**

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 **D. B. Farnsworth**

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,

on the East side of Bennett Street in the City of Greenville, known and designated as Lot No. T-17 of property of C. H. Talley, as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book "H", at page 116, and having, according to said plat, the following metes bounds, to-wit:

Beginning at an iron pin on the East side of Bennett Street 54 feet from the northeastern intersection of Bennett Street and Russell Avenue, and running thence S. 70-30 E. 150 feet to an iron pin; thence N. 19-30 E. 52 feet to an iron pin; thence N. 70-30 W. 150 feet to an iron pin on the East side of Bennett Street; thence with said Street S. 19-30 W. 52 feet to the beginning corner.

The above lot is revised on the Plat Book in the R. M. C. Office for Greenville County in red ink, in Plat Book "H" at page 116, said revision being made on November 10, 1928, by W. M. Rast, Engineer.

And the mortgagee (or his) hereby agree, on demand of the mortgagor at any time, to pay, on the first day of each calendar month hereafter, or sooner, and in addition to the monthly payments of principal and interest herein above provided for, the sum of ten (10/100) of the said annual interest, to be paid in advance, and to be collected by the mortgagee (or his) as herein provided. It is further agreed that the mortgagor shall be liable for all taxes and assessments necessary to pay such items. It is further agreed that the mortgagor shall be liable for all taxes and assessments necessary to pay such items, and that the same shall become a part of 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.

For position of this paragraph see other side of page.

PAID AND SATISFIED IN FULL
15 APR 1929
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
Margaret M. Bell
SECRETARY-TREASURER
W. B. Merritt
ATTORNEY-AT-LAW

SATISFIED AND CANCELLED OF RECORD
21 APR 1929
R.M.C. OFFICE GREENVILLE COUNTY, S.C.
8:15 A.M. NO. 7686