

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. L. Merritt, of Greenville County, South Carolina. SEND GREETINGS:

WHEREAS I, J. L. Merritt the said

in and by my J. L. Merritt 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 SEVENTEEN HUNDRED & NO/100

(\$ 1700.00) Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of SEVENTEEN & NO/100

(\$ 17.00) 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 hereunder 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, J. L. Merritt the said

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 J. L. Merritt.

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 West side of Washington Avenue, just off Anderson Highway No. 8 near the City of Greenville, being a part of Lot No. 14 as shown on plat of Property of W. D. McBrayer made by Dalton & Neves, Engineers, in June, 1935, recorded in the R. M. C. Office for Greenville County in Plat Book J at page 37, and having the following metes and bounds:

Beginning at a stake on the West side of Washington Avenue, 710.5 feet from the intersection of Anderson Highway No. 8 and Washington Avenue, and running thence S. 34-26 W. 325 feet to a point; thence S. 51-56 E. 95.4 feet to a point in joint line of Lots Nos. 13 and 14; thence N. 34-26 E. 275.5 feet to Washington Avenue; thence with the Western side of Washington Avenue, N. 26-06 W. 110 feet to the beginning corner; being the same property conveyed to J. L. Merritt by J. H. Hollis by deed dated April 28, 1939, and recorded in the R. M. C. Office for Greenville County in Book of Deeds 216 at page 322.

And the undersigned do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Greenville, South Carolina, and in addition to the monthly payments herein provided for, the mortgagor shall pay to the mortgagee the full annual interest on the unpaid principal balance of the mortgage, and the mortgagee shall be entitled to receive the same. The mortgagee further agrees to pay on demand, at any time, any additional sums necessary to pay these items. It is further agreed that any such additional payments, when so demanded by the mortgagee, shall become a part of the principal of the mortgage and the note secured thereby.

For position of this paragraph see other side of page

In Full. 1943.
Satisfied
and
paid
to the
Fidelity
and Loan
Assoc.
of
Greenville
S. C.
on
January
1943.
By
J. L. Merritt
to the
Fidelity
and Loan
Assoc.
of
Greenville
S. C.
on
Jan.
1943.
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