

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Marian Simmons and Robert A. Simmons, of Greenville County, State of South Carolina SEND GREETINGS:

WHEREAS we the said Marian Simmons and Robert A. Simmons

in and by our certain promissory note, in writing, of even date with these presents, are well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of TWENTY-FOUR HUNDRED FIFTY-FIVE & NO/100

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of TWENTY-TWO & NO/100 (\$22.00) Dollars

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 we, the said Marian Simmons and Robert A. Simmons

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 us the said Marian Simmons and Robert A. Simmons

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 North side of Glenn Street, in subdivision known as "Eastover", near the City of Greenville, being a portion of Lots Nos. 14 and 15 as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book F, at page 42, and also an adjoining triangular strip of the Ellison G. Glenn Property, and having the following metes and bounds:

Beginning at an iron pin on the North side of Glenn Street, 62.2 feet East from Beechwood Avenue, corner of property now or formerly owned by H. C. Smith, and running thence with the line of his property, in a Northwesterly direction 143 feet to a stake in line of Lot No. 16; thence with the line of said lot N. 18-05 E. 10 feet to an iron pin; thence S. 72-27 E. 2 feet to a stake; thence N. 61-38 E. 55 feet to an iron pin; thence with the line of property now or formerly owned by F. D. Lott in a Southeasterly direction 150 feet to an iron pin on Glenn Street; thence with the Northern side of Glenn Street, S. 61-24 W. 60 feet to the beginning corner; being the same property conveyed to Marion Simmons and Robert A. Simmons by Fidelity Federal Savings and Loan Association by deed dated May 14, 1938, and recorded in the R. M. C. Office for Greenville County in Book of Deeds 194 at page 166.

And the mortgagor(s) hereby agree, on demand of the mortgagee at any time, to pay the first day of each succeeding month thereafter, together with, and in addition to, the monthly amount of principal and interest hereinabove set forth, a sum equal to the estimated amount of the said mortgagee's insurance premiums, as estimated by the mortgagee. The mortgagor(s) hereby agree(s) 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 monthly installments due under the terms of this mortgage and the note secured thereby.

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