

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Nelle Lucile Gregory, of Greenville County, S. C.,

SEND GREETINGS:

WHEREAS I the said Nelle Lucile Gregory

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. on the first and just sum TWENTY-THREE HUNDRED & NO/100

(\$ 2300.00) Dollars,

with interest at the rate of six (6%) per centum per annum to be repaid in installments of TWENTY-THREE & NO/100

(\$ 23.00) 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 Nelle Lucile Gregory

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 Nelle Lucile Gregory

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:

those two (2) "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, and described as follows:

Lot No. 1: All that certain piece, parcel or lot of land on the North side of Highlawn Avenue, near the City of Greenville, being shown as Lot No. 21, Block Y, on plat of "Riverside", recorded in the R. M. C. Office for Greenville County in Plat Book A at page 323, and having, according to said plat, the following metes and bounds:

Beginning at a stake on the Northern side of Highlawn Avenue, corner of Lot No. 20, and running thence with the line of said lot, N. 10-15 E. 125 feet to a 15 foot alley; thence with the Southern side of said alley, S. 79-45 E. 50 feet to a stake, corner of Lot No. 22; thence with the line of said lot, S. 10-15 W. 125 feet to Highlawn Avenue; thence with the Northern side of Highlawn Avenue N. 79-45 W. 50 feet to the beginning corner; being the same property conveyed to Nelle Lucile Gregory by E. Inman, Master, by deed dated January 21, 1935, recorded in the R. M. C. Office for Greenville County in Book of Deeds 177 at page 97.

Lot No. 2: All that certain piece, parcel or lot of land on the Southeast side of Oak Street, being a portion of Lots Nos. 76, 77 and 78 as shown on plat of Property of Colonia Company, et al., recorded in the R. M. C. Office for Greenville County in Plat Book G at page 112, and having the following metes and bounds:

Beginning at a stake on the Southeast side of Oak Street, corner of lot heretofore conveyed to Bessie E. McKinney, which point is 150 feet from Douglass Avenue, and running thence with the line of the McKinney lot, S. 44-02 E. 181.5 feet to a stake in line of Lot No. 75; thence with the line of said lot, S. 46-03 W. 127.9 feet to corner of property heretofore conveyed to P. F. Surett; thence with the line of said lot, N. 41-45 W. 180 feet to an iron pin on Oak Street; thence with the Southeastern side of Oak Street, N. 46-13 E. 126.8 feet to the beginning corner; being the same property conveyed to Nell Lucile Gregory by J. P. Surett by deed dated July 22, 1940, recorded herewith.

And the mortgagee, in full satisfaction of the debt secured by this mortgage, shall pay to the mortgagor, on the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid, the monthly payments of principal and 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.

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