

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Louise O. Grogan, of the City of Greenville, S. C. SEND GREETINGS:

WHEREAS I the said Louise O. Grogan,

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-Six Hundred & no/100

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Twenty-five & no/100

(\$ 25.00) 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 Louise O. Grogan

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 Louise O. Grogan

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 the Laurens Road, in the City of Greenville, being a portion of Lot No. 70 as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book A at page 383, and having the following metes and bounds:

Beginning at the center of a stone fence on the South side of the Laurens Road, corner of Lot No. 71, and running thence with the line of said lot in a Southwesterly direction 158 feet to corner of lot now or formerly owned by Victoria Divver; thence with the line of her lot, S. 68-30 E. 45 feet to corner of said lot; thence continuing with the line of said lot, in a Northeasterly direction 158 feet, more or less, to the Laurens Road; thence with the Southern side of the Laurens Road, N. 68-30 W. 48 feet to the beginning corner; being the same property conveyed to Louise O. Grogan by American Building and Loan Association by deed dated April 3, 1936, recorded in the R. M. C. Office for Greenville County in Book of Deeds 185 at page 192.

And the mortgagor(s) do(es) hereby agree, on demand of the mortgagee at any time, to pay, on the first day of each succeeding month thereafter, together with, and in addition to, the monthly payments of principal and interest stated above, a sum equal to one-twelfth (1/12) of the said annual taxes, assessment and insurance premiums, as estimated by the mortgagee. The mortgagor(s) further agree(s) to pay on demand, at any time, any additional sums necessary to pay these items, if it is thereafter 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. The additional monthly payment will be \$5.00 until further notice from the mortgagee.

For position of this paragraph see other side of page.

Handwritten notes and signatures: 'Paid in full', '1943', 'Louise Grogan', 'Fidelity Federal Savings and Loan Association', 'Mortgagee', 'Mortgagor', 'Satisfied and Recorded to the R. M. C. Office for Greenville County, S. C. on 12-22-38', '# 1263'