

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Carl G. McCain, of Greenville County, South Carolina,

WHEREAS I the said Carl G. McCain

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-Eight Hundred & no/100 (\$ 2800.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Twenty-Eight & no/100 (\$ 28.00) 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 Carl G. McCain,

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 Carl G. McCain 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, near the City of Greenville, being known and designated as Lot No. 22 of the Property of D. W. Cochrane and E. C. Cass, made by R. E. Dalton, C. E., in September, 1924, recorded in the R. M. C. Office for Greenville County in Plat Book F at page 262, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the East side of Augusta Place Street, at corner of Lot No. 21, and running thence N. 58-30 E. 501.6 feet to an iron pin; thence S. 24-31 E. 253 feet to an iron pin; thence S. 58-45 W. 470.8 feet to an iron pin; corner of Lot No. 21; thence with the line of said lot, N. 31-30 W. 251 feet to the beginning corner; being the same property conveyed to Carl G. McCain by Wycliffe Robinson by deed dated December 23, 1939, recorded in the R. M. C. Office for Greenville County in Book of Deeds 217 at page 3.

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 (1/12th) 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. 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.

For position of this paragraph see other side of page.

PAID AND SATISFIED IN FULL
THIS 8 DAY OF April 1948
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY Lottie M. Galphin SECRETARY-TREASURER
WITNESSES:
H. R. Merritt
Bludye M. Means

RECORDED AND CANCELLED OF
APRIL 10 1948
BY W. J. JAMES
7664