

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Rose R. Hendrix SEND GREETINGS:

WHEREAS I the said Rose R. Hendrix

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 Eighteen Hundred and no/100 (\$ 1,800.00) Dollars,

with interest at the rate of six (6%) per centam per annum, to be repaid in installments of Twenty and no/100

(20.00) 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, whereupon 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 Rose R. Hendrix

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 Rose R. Hendrix

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,

known and designated as Lot No. 16 of the subdivision known as Piedmont Park according to a plat of said subdivision recorded in Plat Book F, page 290, R. M. C. Office for Greenville County, and having the following metes and bounds:

"Beginning at an iron pin on Pine Avenue, at corner of Lot No. 17 and running thence with line of Lot No. 17 S. 6-38 W. 231 feet to pin; thence N. 83-22 W. 100 feet to pin, corner of Lot 15; thence with line of Lot No. 15 N. 6-38 E. 233.65 feet to pin on Pine Avenue; thence with Pine Avenue S. 78-22 E. 30.2 feet to pin; thence, still with said Pine Avenue, S. 83-22 E. 70 feet to the beginning corner.

"This is the same lot of land conveyed to the American Building & Loan Association by L. C. Elrod by his deed dated December 17, 1927 and recorded in the R. M. C. Office for Greenville County in Volume 125, page 196. "

"This is the same lot of land conveyed to the mortgagor by the Fidelity Federal Savings & Loan Association by its deed of even date, yet to be recorded, and the within mortgage is given to secure the balance of purchase price."

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 taxes. 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.

Handwritten notes and stamps:
#10488
4th
Office of the Clerk
1:52
OCT 10 1928
RECORDED AND INDEXED
GREENVILLE COUNTY, S.C.
P.M.