

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. B. Hall

SEND GREETINGS:

WHEREAS I the said J. B. Hall

in and by my certain promissory note, in writing, of even date with these presents, am and truly indebted to FIDELITY FEDERAL SAVINGS

AND LOAN ASSOCIATION, OF GREENVILLE, S. C. in the full and just sum of Four Hundred and no/100 (\$ 400.00) Dollars,

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

(\$ 8.00) 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 hereunder 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 J. B. Hall

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 sum of Three Dollars to me

the said J. B. Hall 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,

just west of the City limits of the City of Greenville and being known and designated as Lot No. 2 of the property of the American Building & Loan Association according survey made by Dalton & Neves, Engineers April, 1932 and recorded in Plat Book H, page 199, R. M. C. Office for Greenville County, and being more fully described as follows:

"Beginning at a point on Young Street joint corner of Lots Nos. 2 and 3 and running thence S. 14-20 W. 146.1 feet to a point; thence S. 72-27 E. 3.8 feet to stake on Brockman Street; thence N. 51-32 E. 59.7 feet along Brockman Street to rear corner of Lot No. 1; thence along the line of Lot No. 1 N. 14-20 E. 98.6 feet to stake on Young Street, joint corner of Lots Nos. 1 and 2; thence N. 75-40 W. 40 feet to the point of beginning."

"This is the same lot of land conveyed to the mortgagor by the Fidelity Federal Savings & Loan Association by 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 hereafter, 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, assessments 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 note day of July, 1941
Fidelity Federal Savings & Loan Assn.
West of Greenville
Secretary

FILED AND CANCELLED
SECOND DAY OF JULY
1941
M. M. C. FOR GREENVILLE COUNTY, S. C.
10:00 A.M.
#10779