

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Mildred Edwards Burchell, of Greenville County, S. C.

SEND GREETINGS:

WHEREAS I the said Mildred Edwards Burchell

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, FIFTY & NO/100

(\$ 2850.00 ) Dollars,

with interest at the rate of six (6%) per centum per annum to be repaid in installments of TWENTY-FOUR & 05/100

(\$ 24.05 ) 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 Mildred Edwards Bruchell

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 Mildred Edwards Burchell

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 Chick Springs Township, on the West side of Artillery Road, near Paris, being shown as lot No. 7 on a plat of a part of the property of Robert J. Edwards, made by Dalton & Neeves, Engineers, in June 1939, and having the following courses and distances, according to said plat, to wit: Beginning at a stake on the Western side of Artillery Road, at corner of lot No. 6, and running thence with the line of said lot S. 59-30 W. 300 feet to an iron pin, in line of other property of Robert J. Edwards; thence with the line of said property S. 30-30 E. 100 feet to a stake, corner of lot No. 8; thence with the line of said lot N. 59-30 E. 300 feet to a stake on Artillery Road; thence with the Western side of said road N. 30-30 W. 100 feet to the beginning corner. Said premises being the same conveyed to the mortgagor by Robert J. Edwards, by deed dated June 1st. 1940, and recorded in the R. M. C. Office for Greenville County in Vol. 222 at page 220.

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, with, and in addition to, the monthly payments of principal and interest stated above, the sum of one-twelfth (1/12th) of the said annual taxes, assessments and insurance premiums on the property mortgaged. The mortgagor(s) further agree(s) to pay on demand, at any time, the sum of one-twelfth (1/12th) of the said annual taxes, assessments and insurance premiums on the property mortgaged. 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 signatures: 'Paid and deposited in full 1940', 'Mildred Edwards Burchell', 'Secretary', '127', 'RECORDED AND CERTIFIED OF GREENVILLE COUNTY, S. C.' with a date stamp.