

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. Russell Steele, of Greenville County, S. C.,

SEND GREETINGS:

WHEREAS I the said W. Russell Steele

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 Six Hundred & No/100

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of SIX & NO/100

(\$ 6.00) Dollars upon the first day of each and every calendar month hereafter with 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 forty (40) 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 W. Russell Steele

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 W. Russell Steele

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 whereon 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 Woodside Cotton Mills, being shown as Lot No. 106 of subdivision known as "Donwood", a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book A at page 472, and having, according to said plat, the following metes and bounds:

Beginning at a stake at the intersection of Union Street and Woodlawn Avenue, and running thence with the Western side of Woodside Avenue S. 52-10 E. 187.4 feet to a stake, corner of Lot No. 93; thence with the rear lines of Lots Nos. 93, 94, S. 74-26 W. 123.3 feet to a stake, corner of Lot No. 105; thence with the line of said lot, N. 15-20 W. 150 feet to a stake on Union Street; thence with the Southern side of Union Street, N. 74-26 E. 11 feet to the beginning corner; being the same property conveyed to W. Russell Steele by Florence R. Jacobi, et al, by deed dated September 21, 1939, recorded in the R. M. C. Office for Greenville County in Book of Deeds 214 at page 84.

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 real 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

Handwritten notes and signatures:
- "paid and" (vertical)
- "day of July 1942" (vertical)
- "Fidelity Federal Savings & Loan Assoc." (vertical)
- "W. Russell Steele" (signature)
- "Secretary" (signature)
- "RECORDED" (stamp)
- "M. C. FOR GREENVILLE COUNTY, S. C." (stamp)
- "# 7322" (stamp)
- "600.00" (stamp)
- "1942" (stamp)