

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, E. W. Brewer, of Greenville County, South Carolina

WHEREAS I the said E. W. Brewer

in and by my certain promissory note, in writing, of even date with these presents, am well and lawfully indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of ONE THOUSAND, SEVENTY-FIVE & NO/100

(\$ 1075.00 ) Dollars,

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

(\$ 12.00) 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 E. W. Brewer

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 E. W. Brewer

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:

**tract**

"All that certain piece, parcel or ~~part~~ 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 Butler Township, near the City of Greenville, containing 5.39 acres, more or less, and having the following metes and bounds:

Beginning at an angle iron pin about 4 feet from the bank of Reedy River, corner of Lipscombe property, and running thence with the line of said property, N. 77-30 E. 840 feet to an iron pin in a settlement road on Lipscomb line; thence S. 14-45 E. 262.5 feet to an iron pin, corner of property of T. P. Babb; thence with the line of said property, S. 57 W. 267.5 feet to an iron in the center of public road; thence with the center of said road, S. 56 1/2 W. 137 feet to an iron pin, corner of property of P. H. Justice; thence with the line of said property, S. 77-30 W. 494.5 feet, more or less, to the center of Reedy River; thence with the center of Reedy River N. 14-45 W. 262.5 feet to the beginning corner; being the same property conveyed to E. W. Brewer by T. P. Babb by two deeds, dated April 23, 1936 and May 20, 1937, recorded in the R. M C. Office for Greenville County in Book of Deeds 208 at page 142, and Book of Deeds 211 at page 310, respectively.

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, 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 6 DAY OF Jan. 19 57  
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Elizabeth Nicoll SECRETARY-TREASURER  
SEND GREETINGS:

WITNESSES:  
Harriett B. Leake  
Kathleen M. Grille

RECEIVED AND PAID  
6 DAY OF Jan. 19 57  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
10-40  
440