

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. B. Waldrop, of the City of Greenville, S. C.

SEND GREETINGS:

WHEREAS I the said J. B. Waldrop

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

PAID AND SATISFIED IN FULL
THIS DAY OF July 1943
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
WITNESSES: Margaret M. Ball, Beatrice D. Mason

THIRTY-EIGHT HUNDRED & NO/100 (\$ 3800.00) Dollars,

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

(\$ 38.00) 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 J. B. Waldrop

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 J. B. Waldrop

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:

RECORDED AND CANCELED OF RECORD
THIS DAY OF August 1943
GREENVILLE COUNTY, S. C.
NOTARY PUBLIC

"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, on the East side of Mallard Street, in the City of Greenville, being shown as Lot 3-A, Section 5, Page 80 of the City Block Book, and having the following metes and bounds:

Beginning at an iron pin on the East side of Mallard Street, which point is 140 feet from Pendleton Street, at corner of lot now or formerly owned by Iola C. Wyatt, and running thence with the line of said lot in an Easterly direction and parallel with Pendleton Street 125 feet to an iron pin in line of lot now or formerly owned by Elizabeth Cox Williams; thence with the line of said lot in a Southerly direction 50 feet, more or less, to an iron pin, corner of lot now or formerly owned by Pearl Allen; thence with the line of said lot in a Westerly direction and parallel with Pendleton Street 125 feet to an iron pin on Mallard Street; thence with Eastern side of Mallard Street in a Northerly direction 50 feet, more or less, to the beginning corner; being the same property conveyed to J. B. Waldrop by Henry F. Cely by deed dated April 30, 1940, and recorded in the R. M. C. Office for Greenville County in Book of Deeds 221 at page 229.

And the mortgagor(s) do 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 assessed by the mortgagee. The mortgagor(s) further agree 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 principal sum secured hereby.

For position of this paragraph see other side of page