

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Lillie Mae Richerson and Frank A. Richerson, of Greenville County, SEND GREETINGS:  
South Carolina,

WHEREAS ~~we~~ the said Lillie Mae Richerson and Frank Richerson,

in and by ~~our~~ certain promissory note, in writing, of even date with these presents, ~~made~~ well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of Three Thousand & no/100 (\$ 3,000.00 ) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Twenty-Five & 32/100 (\$ 25.32 ) 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 ~~we~~ the said Lillie Mae Richerson and Frank A. Richerson,

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 ~~us~~ the said Lillie Mae Richerson and Frank A. Richerson, 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 Greenville Township, on the North side of Langley Drive, near the City of Greenville, being shown as Lots Nos. 29, 28 and the Eastern half of Lot No. 27, on plat of Property of Jane G. Hammond, known as "Langley Heights," made by Dalton & Neves, Engineers, in June, 1937, recorded in the R. M. C. Office for Greenville County in Plat Book "I" at page 143, and when described together, having the following metes and bounds:

Beginning at a stake on the North side of Langley Drive, at corner of Lot No. 44, and running thence with the line of said lot, N. 31-37 W. 210.3 feet to a stake on a 15 foot alley; thence with the Southern side of said alley, S. 46-47 W. 127.7 feet to a stake in the center of Lot No. 27; thence S. 31-37 E. 184.1 feet to a stake on Langley Drive; thence with the Northern side of Langley Drive, N. 58-23 E. 125 feet to the beginning corner; being the same property conveyed to Lillie Mae Richerson and Frank A. Richerson by Jane G. Hammond by deed dated July 9, 1940, recorded in the R. M. C. Office for Greenville County in Book of Deeds 223 at page 381.

And the mortgagor's sole obligation to the mortgagee shall be the payment of interest on the first day of each succeeding month by installments, which shall be applied to the monthly payments of principal and interest, until a full payment of the principal and interest shall have been made, together with all taxes, assessments and insurance premiums, as aforesaid, and the mortgagor further agrees 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.

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