

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Sallie Walden

SEND GREETINGS:

WHEREAS I, the said

Sallie Walden

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 Three Thousand

(\$ 3000.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Thirty

(\$ 30.00) 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

Sallie Walden

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

Sallie Walden

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, approximately five miles from Greenville Court House, in Chick Springs Township, on the new Super National Highway leading from Greenville to Taylors, S. C., in said county and State, and more particularly described as follows:

Beginning at an iron pin on the Eastern side of said Highway, being Highway 29 and at corner of property of Vance Edwards, which corner is opposite Station N 258-29.3, and running thence along the line of the Vance Edwards property S 47.0 E 208.7 feet to an iron pin; thence continuing with the line of said Edwards property N 43.0 E 208.7 feet to an iron pin; thence N 47.0 W 208.7 feet to an iron pin on said Highway; thence with the Eastern side of said Highway right of way S 43.0 W 208.7 feet to the beginning corner, containing ONE acre, more or less, and is a portion of the 147.82 acres tract described as tract No. 2 in the deed of Wm. S. Edwards et al to Vance Edwards, recorded in Deed Book 199 page 469.

And the mortgagor(s) do(es) hereby agree, on behalf of the mortgagor(s) at any time, to pay, on the first day of each succeeding month thereafter, together with, and in addition to, the monthly payment of principal and interest stated herein, a sum equal to one-twelfth (1/12th) of the said annual interest amount and the same amount as a part of the mortgage. The mortgagor(s) further agree(s) to pay on demand, if necessary, any additional sum 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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