

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, A. J. Smith, of Greenville County, S. C. SEND GREETINGS:

WHEREAS I, A. J. Smith the said

in and by my and certain promissory note, in writing, of even date with these presents, and well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of Twelve Hundred Fifty & No/100 (\$ 1250.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Fifteen & No/100 (\$ 15.00) 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, A. J. Smith the said

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 A. J. Smith,

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,
Greenville Township, on the southern side of Tremont Avenue, near the City of Greenville,
being shown as Lot No. 9 Block "E" on plat recorded in Plat Book "A" at Page 157, and described as follows:

BEGINNING at a stake on the southern side of Tremont Avenue, 50 feet east from Walnut Street, corner of Lot No. 10, and running thence with the line of said lot S. 30-41 E. 140 feet to a stake on an alley; thence with the northern side of said alley N. 59-13 E. 50 feet to a stake, corner of lot No. 8; thence with the line of said lot N. 30-41 W. 140 feet to Tremont Avenue; thence with the southern side of Tremont Avenue S. 59-13 W. 50 feet to the beginning corner, being the same property conveyed to A. J. Smith by G. L. Fortune by deed dated July 30, 1935, recorded in Book of Deeds "180" at Page 238.

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 on the mortgage. 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

In Full.
Satisfied
paid and satisfied Dec. 10th day of Dec. 1940.
L. Asen.
Fidelity Fed. Sav. & Loan Assn.

Dec. 10th 1940
Allie J. Mansworth
J. M.
#17454