

MORTGAGE OF REAL ESTATE—G.R.E.M. 10

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Annie D. Smith

WHEREAS I, _____ the said Annie D. Smith

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 Twenty-two Hundred & no/100

(\$ 2,200.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Twenty-two & no/100 (\$ 22.00) 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 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 Annie D. Smith

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 Annie D. 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, having the following metes and bounds to wit:

1. "BEGINNING on the north side of the Spartanburg Road, 20 feet west from the corner of the Watkins Lot, conveyed to said Watkins by Bates, (but now owned by Annie D. Smith), thence running N. 29-47 W. 105 feet to a pin; thence N. 40-27 W. 217.7 feet to a pin; thence S. 81-38 W. 25 feet to a pin; thence southwesterly to the north side of the Spartanburg Road; thence with the north side of the Spartanburg Road, S. 69-07 E. 80 feet to the beginning corner, and being all of the lot conveyed to me, the said Annie D. Smith, by Catherine Coughlin by her deed bearing date March 14, 1941, except a small triangle reserved by the said Annie D. Smith between the Watkins lot and this lot, which triangle is described as follows: BEGINNING on the corner of the Watkins lot, north side of the Spartanburg Road, thence running N. 40-27 W. about 110 feet to a pin; thence S. 29-47 E. 105 feet to the east side of the Spartanburg Road; thence with the east side of the Spartanburg Road, N. 27-45 W. 105 feet to the beginning corner; this triangle is excepted from this mortgage.

Lot No. 2, Lot containing two acres more or less, having the following metes and bounds: "BEGINNING on the north side of the Spartanburg Road, at the northeast intersection of a proposed street with Spartanburg Road; thence along the Spartanburg Road N. 68 E. 60 feet to Mrs. H. W. Rozier's corner; thence with Mrs. Rozier's line, in a general northwesterly direction 350 feet more or less, to a pin on Mrs. Rozier's corner; thence S. 81-38 W. approximately 400 feet to the Edwards corner; thence with the Edwards line about 240 feet to a pin, corner of lot No. 1 on plat recorded in Flat Book F, page 76, R. M. C. Office; thence with the rear lines of lots Nos. 1, 2, 3, 4, 5 and 6, crossing a proposed 30-foot street, about 435 feet to a point on the east side of said proposed 30-foot street; thence with the east side of said proposed 30-foot street, to the beginning corner on Spartanburg Road. This is a part of the land conveyed to me by S. H. Deason, deed recorded in Book 62, page 266, said R. M. C. Office.

PAID AND ENTITLED TO PAID
THIS 5 DAY OF March 46
BY Lettie West Gresham
WITH Walter B. Hewell
to Annie D. Smith

RECORDED 9th DAY OF March 1946
AT 11:18 O'CLOCK
GREENVILLE COUNTY, S.C.
Walter B. Hewell
Annie D. Smith