

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 14586-8-13-40

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Margaret M. Green, of Greer, S. C.

SEND GREETINGS:

WHEREAS I, the said Margaret M. Green

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 EIGHT HUNDRED

(\$ 2800.00) Dollars, with interest at the rate of (6%) per centum per annum to be repaid in instalments of TWENTY EIGHT HUNDRED Dollars upon the first

day of each and every calendar month hereafter until the full principal sum, with interest has been paid, and 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 more, 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 the collection of all costs and expenses of collection, and 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, all of which is agreed under this mortgage, and to said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, Margaret M. Green

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 Margaret M. Green 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 Chick Springs Township, near the Town of Greer, on the Northern side of Vandeventer Drive, being shown as Lot No. 7 on the Plat of the property of Margaret M. Green, made by H. S. Brockman, surveyor February 24th, 1942, and having, according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the Northern side of Vandeventer Drive 455.6 feet west from North Main Street, at corner of lot No. 6; and run thence along the line of lot No. 6 N. 10-14 E. 145.6 feet to iron pin; thence with the southern side of a 30 foot reserved strip N. 79-22 W. 55 feet to iron pin, corner of lot No. 8; thence with line of lot 8, S. 10-14 W. 146.1 feet to an iron pin on Vandeventer Drive; thence with the Northern side of said Drive S. 79-46 E. 65 feet to the point of beginning. Said premises being a portion of the land conveyed to Margaret M. Green by Ellen W. Craigh by deed recorded in Vol. 231 at page 310, and subsequently divided into lots by the grantee.

For position of this paragraph see other side of page. And the mortgagor 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, assessment and insurance premiums, as estimated by the Mortgagee. 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 instalments due under the terms of this mortgage and the note secured thereby.

STATE OF SOUTH CAROLINA) COUNTY OF GREENVILLE) RELEASE.

For an in consideration of the sum of Three Hundred (\$300.00) Dollars, the Bank of Greer, owner and holder of a certain note and mortgage executed to it by Margaret M. Green, on the 23rd day of April 1941, in the original sum of \$4,000.00, recorded in the R. M. C. office for Greenville County in Book of Mortgages 301, at page 216, does hereby release and forever from the lien of its mortgage the lot described in the within mortgage; that is to say lot No. 7.

IN WITNESS WHEREOF, the Bank of Greer by its duly authorized officers has hereunto set its hand and affixed its corporate seal this 1st day of June 1942.

Signed, seal and delivered in the presence of: Harry Daniel J. S. McClimmon BANK OF GREER By B. A. Bennett, President.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE. PERSONALLY appeared before me Harry Daniel and made oath that he saw the within named Bank of Greer, by its President B. A. Bennett sign, seal and deliver the foregoing release, and that he with J. S. McClimmon witnesses the execution and delivery of said release. Sworn to before me this 1st day of June, 1942.

J. S. McClimmon Notary Public for S. C. Harry Daniel