

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ethel Roper

WHEREAS I, Ethel Roper, the said

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 Sixteen Hundred and No/100

(\$1600.00) Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of Sixteen and no/100 (\$ 16.00) Dollars upon the first

day of each and every calendar month hereafter in advance, 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 fail 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 ten (10%) per centum 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 (all of which is secured under this mortgage), as in and by said note referred to herein, thereto had, will more fully appear.

NOW, KNOW ALL MEN, That I, Ethel Roper, 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 Ten Dollars to me

the said Ethel Roper, 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,

near the City and known as Lot No. 6 of the R. S. Ballenger Property, according to plat of Dalton & Neves, dated day of September, 1937, of a redivision of Lots Nos. 22, 23 and 24 of the Geer property, and being more particularly described as follows:

Beginning at an iron pin at the northwestern corner of Paris Mountain Avenue and an unnamed Street, and running along the said unnamed Street N. 6-13 W. 173.5 feet to an iron pin at corner of Lot No. 5; thence along the line of Lot No. 5, S. 84-0 W. 59 feet to an iron pin at rear joint corner of Lots Nos. 4, 5, 6 and 7; thence along the line of Lot No. 7, S. 6-13 E. 173.5 feet to an iron pin on Paris Mountain Avenue; thence along Paris Mountain Avenue N. 83-50 E. 59 feet to the beginning corner."

For position of this paragraph see other side of page. 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, 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 installments due under the terms of this mortgage and the note secured thereby.

Paid and satisfied in full this 18th day of March 1946, by Lottie West Dalphin, Margaret A. Means, Ethel Roper. Fidelity Federal Savings & Loan Association, Greenville, S.C. SECRETARY

PAID AND CANCELLED BY March 18, 1946, Ethel Roper, Fidelity Federal Savings & Loan Association, Greenville, S.C. #4506