

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 14566-8-13-40

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. H. Richardson, of Greenville County, S. C., SEND GREETINGS:

WHEREAS I the said W. H. Richardson

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 Fifteen Hundred & No/100

(\$ 1,500.00) Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of Fifteen & No/100 due and payable (\$ 15.00) 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 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 become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for attorney's fee besides all costs and expenses of 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);

NOW, KNOW ALL MEN, That I W. H. Richardson

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 W. H. Richardson 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 Greenville Township, on the East side of Columbus Avenue, in the City of Greenville, being shown as Lot No. 11 on plat of Property of L. A. Mills made by Dalton & Neves, Engineers, in January, 1928, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book H at Page 117, and described as follows:

Beginning at a stake on the East side of Columbus Avenue, 21 feet South from Lindbergh Avenue, corner of Lot No. 12, and running thence with the line of said lot, N. 44-55 E. 125.6 feet to a stake in line of Lot No. 8; thence with the line of said lot, S. 53-00 E. 44.6 feet to a stake, corner of Lot No. 10; thence with the line of said lot, S. 44-50 W. 140 feet to a stake on Columbus Avenue; thence with the Eastern side of Columbus Avenue, N. 34-25 W. 45 feet to the beginning corner; being the same property conveyed to the mortgagor by B. J. Jones by deed of even date, recorded herewith."

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 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 21 DAY OF July 1952 BY Elizabeth Neal Fidelity FEDERAL SAVINGS & LOAN ASSN. WITNESS: Betty Daynes, Harold King Mathis

SATISFIED AND CANCELLED OF RECORD 16 DAY OF June 1952 Ollie Lawrence R. M. C. FOR GREENVILLE COUNTY, S. C. AT 2:57 O'CLOCK P. M. NO. 31105