MORTGAGE OF REAL ESTATE—G.R.E.M. 10 WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 22573—3-23-43

# STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Lilla B. Koester, of Greenville County, S. C., SEND GREETINGS:

WHEREAS I the said Lilla B. Koester

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 Sixty Seven & 50/100 ($67.50) Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in installments of Ten and No/100 ($10.00) 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, the said Lilla B. Koester

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 Lilla B. Koester 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 Southeast side of Dukeland Drive, near the City of Greenville, being shown as Lots Nos. 41 and 42 on plat of "Dukeland Park" made by Dalton & Neves, in June, 1940, recorded in the R. M. C. Office for Greenville County in Plat Book "J" at Pages 220 and 221, and having the following metes and bounds:

Beginning at an iron pin on the Southeast side of Dukeland Drive, 192.2 feet West from the line of the Perry Estate, at corner of Lot No. 43, and running thence with the line of said lot, S. 29-41 E. 180.4 fee an iron pin on line of the Perry property; thence with the line of said property, S. 33-13 W. 85 feet to an iron pin, corner of Lot No. 40; thence with the line of said lot, N. 35-42 W. 231 feet to an iron pin on Dukeland Drive; thence with the Southeastern side of Dukeland Drive, N. 66-01 E. 100 feet to the point of beginning; being the same property conveyed to Lilla B. Koester by Colonia Company by deed dated August 9, 1940, recorded in the R. M. C. Office for Greenville County in Book of Deeds 224 at page 292.

SATISFIED AND CANCELLED OF RECORD THIS 7 DAY OF April 1943 AT 10 O'CLOCK A.M. GREENVILLE COUNTY, S. C.