

MORTGAGE OF REAL ESTATE—G.R.E.M. 10

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, J. Ben Watkins and Lula Hawkins Watkins

SEND GREETINGS:

WHEREAS ~~X~~ we the said J. Ben Watkins and Lula Hawkins Watkins

in and by ~~my~~ our certain promissory note, in writing, of even date with these presents, ~~we~~ are well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of Thirty-Five Hundred & No. 00/100 Dollars,

with interest at the rate of five (5 %) per annum, to be repaid in equal payments of

Twenty-Seven & 68/100

(\$ 27.68) Dollars, due and payable upon the first day of each and every calendar month hereafter until the full amount of principal, with interest, has been paid; said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and 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 ~~X~~ we, the said J. Ben Watkins and Lula Hawkins Watkins

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~~ us

J. Ben Watkins and Lula Hawkins Watkins

the said J. Ben Watkins and Lula Hawkins Watkins 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,

Greenville Township, on the north side of Buist Avenue, being known and designated as the western sixty feet of Lot No. 17, according to plat recorded in Plat Book F, Page 204, and being more particularly described as follows:

Beginning at a stake on the north side of said Avenue, corner of Lots Nos. 16 and 17, and running thence in a northerly direction with line of said lots 170.5 feet to stake on an alley; thence in an easterly direction with said alley 60 feet to stake; thence in a northerly direction and parallel to the first line above given 170.5 feet to stake on said Avenue; thence in a westerly direction with said Avenue 60 feet to the beginning corner; being the same property conveyed to the mortgagor by W. E. Ford and Effie B. Ford by deed to be recorded herewith.

PAID AND SATISFIED IN FULL
THIS 21st DAY OF May 1945
FIDELITY FEDERAL SAVINGS & LOAN ASSN.
M. M. Hewell
SECRETARY

RECORDED
6089
MAY 25 1945
GREENVILLE COUNTY, S. C.