



## State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, James C. Fellers, of Greenville County,

SEND NO FEES.

WHEREAS, I/we the aforesaid mortgagor(s) in and by my our certain promissory note in which these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE,

VILLE, in the full and just sum of Two Thousand, Two Hundred and No/100 - - - - -

(\$ 2,200.00 ) Dollars, with interest at the rate specified in said note, to be repaid in full by me/us Twenty-Two and No/100 - - - - - (\$ 22.00 )

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, then to the principal, 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 said note, 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 beside 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 in a 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, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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, situate and being in Ward Five of the City of Greenville, and having the following metes and bounds, to-wit:

"BEGINNING at a stake on the East side of Anderson Street 68 feet Northward from the Northeast corner of Anderson and Nichols Streets (being the Northwest corner of the lot conveyed to Mrs. Anna E. Sherman by Mrs. Sarah E. Barnes, by deed recorded in office of Register of Mesne Conveyances for State and County aforesaid, in Book 45 at page 234), and running thence along Anderson Street, N. 12-1/4 E. 70 feet, more or less, to a stake on Southwestern corner of lot formerly belonging to J. N. Watkins; thence along Watkins' line, S. 76-1/2 E. 138 feet to a stake on line of lot now or formerly belonging to Baxter Williams; thence along line of last mentioned lot, S. 11 W. 70 feet to a point 68 feet from Nichols Street; thence N. 77-3/4 W. 138 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty.

"The above described property is the same conveyed to Drury V. Fellers by W. P. Nesbitt by deed dated August 5, 1926 and recorded in the R.M.C. office for Greenville County in Vol. 113, at page 110. The said Drury V. Fellers died intestate on December 31, 1946 as more fully appears in the records of the office of the Probate Judge for Greenville County in Apt. 617 at File 8. At this time the mortgagor herein acquired a one-third interest in said property. Subsequently, Edward Astor Fellers died intestate on February 22, 1953 as more fully appears in the records of the office of the Probate Judge for Greenville County in Apt. 617 at File 56, thus giving the mortgagor an undivided one-half interest, together with his sister, Mary Louise Fellers, who owned the other undivided one-half interest, the said Mary Louise Fellers having conveyed her undivided one-half interest in said property to the mortgagor by deed dated August 10, 1954, not yet recorded."