

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Elise Louise Kohn, of Greenville County, South Carolina

SEND GREETINGS:

WHEREAS I the said Elise Louise Kohn

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 THREE THOUSAND & NO/100

(\$ 3,000.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of THIRTY & NO/100

(\$ 30.00) 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 Elise Louise Kohn

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 Elise Louise Kohn

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 Gantt Township, on the Piedmont Road, near Gantt Station, containing 4.80 acres, more or less, being shown and delineated as Tract No. 9 on plat of property formerly owned by C. C. Good made by W. M. Rast, Engineer, in 1928, recorded in the R. M. C. Office for Greenville County in Plat Book "G" at Page 223, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a pin on the C. & G. Railway, at the Southwest corner of Tract No. 8, and running thence with the center of the County Road as a line, S. 74-30 E. 235 feet; thence continuing with the center of said County Road, S. 53 E. 652.6 feet to a pin in line of property now or formerly owned by C. C. Good; thence with the line of said property in a Southwesterly direction 95 feet to a pin at the corner of Tract No. 10; thence along line of said tract in a Westerly direction 922 feet to a pin on the C. & G. Railway; thence in a Northeasterly direction along the C. & G. Railway approximately 340 feet to a pin in the center of said County Road, corner of Tract No. 8, the point of beginning; said property being that conveyed to Elise Louise Kohn by Oakvale Land Company by deed dated June 3, 1935, and recorded in the R. M. C. Office for Greenville County on June 14, 1935, in Book of Deeds "178" at Page 75.

This 4.80 acre tract includes the land of the right-of-way of the State Highway Department and also a strip of land which is within the right-of-way of the C. & G. Railway, these two easements slightly reducing the acreage.

RECORDED AND INDEXED BY
Ollie Gainsworth
#455
#4951
APR 11 1941
GREENVILLE COUNTY, S. C.

For Release to this Mtg. see Deed Book 257 Page 166.
For Release to this mortgage, see R. & M. Book 255, Page 203.