

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PAID AND SATISFIED IN FULL
THIS DEED OF MORTGAGE IS 47
BY Lottie W. Salphin
SECRETARY-TREAS.
WITNESS: W.A. Merritt

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Vera Hammett, of Greenville, S. C.

SEND GREETINGS:

WHEREAS I the said Vera Hammett, of Greenville, S. C.

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 TWENTY FIVE HUNDRED & NO/100 (\$ 2500.00 ) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of TWENTY ONE & 10/100

(\$ 21.10 ) 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 Vera Hammett

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 Vera Hammett

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 the City of Greenville, on the Western side of Central Avenue, and known and designated as lot No. 5 on plat of the Marshall Estate, made by Dalton & Neeves, May 1932, and recorded in the R. M. C. Office for Greenville County in Plat Book "H", at page 253, and having according to said plat the following courses and distances, to wit:

Beginning at an iron pin on the West side of Central Avenue, 200 feet east of Marshall Avenue, at corner of Lot #4, and running thence with the line of said lot N. 41-54 W. 140 feet to iron pin; thence N. 48-06 E. 60 feet to iron pin, corner of lot #6; thence with the line of said lot S. 37-48 E. 140.3 feet to an iron pin on Central Avenue; thence with the Western side of Central Avenue S. 48-06 W. 50 feet to the point of beginning. Said premises being the same conveyed to me by Ralph C. Hammett by deed to be recorded.

And the mortgagor(s) shall, on demand of the mortgagee at any time, to pay on the first day of each month, the monthly payments due thereon, and in addition to, the monthly payments of principal and interest, a sum equal to one-twelfth (1/12th) of the said annual taxes, assessments, and other charges, as indicated by the mortgagee. The mortgagor(s) further agree(s) to pay on demand at any time any other 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 payments due on the terms of this mortgage and the note secured thereby.

For position of this paragraph see other side of page