

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John H. Garraux, of the City of Greenville, S. C.

SEND GREETINGS:

WHEREAS I the said John H. Garraux

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 FORTY-SEVEN, HUNDRED, TWENTY-FIVE & NO/100 (\$ 4725.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of FORTY-SEVEN & 25/100

(\$ 47.25) 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 John H. Garraux

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 John H. Garraux

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 northern side of Garraux Street, in the City of Greenville being shown as Lot 3-A, Section 2, Page 350 of the City Block Book, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Garraux Street, corner of property now or formerly owned by J. G. Wright, and running thence with the line of said property, N. 17 E. 150 feet to an iron pin; thence with the line of other Garraux property, N. 67-20 W. 75 feet to an iron pin; thence S. 14-50 W. 150 feet to an iron pin on Garraux Street; thence with the northern side of Garraux Street, S. 67-20 E. 81 feet to the beginning corner; being the same property conveyed to John H. Garraux by Bertha Bryson and Fannie Bull by deed dated November 2, 1938, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "206" at Page 384.

PAID AND SATISFIED IN FULL
THIS 17th DAY OF Dec. 1943
BY M. M. Hewell
WITNESS: Margaret H. Bass
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
SECRETARY-TREAS.

12398
FILED AND CANCELLED OF
17th DAY OF Dec. 1943
Ollie Garraux
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:07 O'CLOCK P.M.