

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, B. G. Huff, of Greenville County, South Carolina

SEND GREETINGS:

WHEREAS I, the said B. G. Huff

*For satisfaction
See R. E. M. Book
691, Page 306*

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 EIGHT HUNDRED & NO/100

(\$ 800.00) Dollars,

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

(\$ 8.00) 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 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.

BATIFIED AND CANCELLED
17th DAY OF SEPTEMBER 1956
Oliver J. Hester
R. M. C. FOR GREENVILLE COUNTY
NO. 2367

NOW, KNOW ALL MEN, That I, the said B. G. Huff

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 B. G. Huff

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 Paris Mountain Township, being shown as Tract No. 1 on plat of Property of B. G. Huff made by W. A. Hester in December, 1939, recorded in the R. M. C. Office for Greenville County in Plat Book "J" at Page 167, containing 12 acres, more or less, and described as follows:

Beginning at a stake in a settlement road, at corner of Tract No. 2 and property of Park Williams, and running thence with the line of the Williams property N. 32-00 W. 10 chains to a stake, corner of property of Ellis Hendricks; thence with the line of said property, S. 48-30 W. 15.46 chains to a stake, corner of property of G. W. Hawkins; thence with the line of said property S. 25-15 E. 5.16 chains to a stake, corner of Tract No. 4; thence with the line of said tract No. 58-00 E. 5.05 chains to a stake in settlement road, corner of Tract No. 3; thence with said road S. 81-00 E. 3.90 chains to a stake; thence continuing with said road N. 73-00 E. 3.73 chains to a stake in said road, corner of Tract No. 2; thence still continuing with said road N. 39-00 E. 4.28 chains to the beginning corner; said property being a portion of the tract of land conveyed to B. G. Huff by Mrs. L. M. Berry by deed dated September 27, 1909, recorded in the R. M. C. Office for Greenville County in Book of Deeds "5" at Page 339.

And the mortgagor(s) do(es) hereby agree, on demand of the mortgagee at any time, to pay, on the first day of each succeeding month thereafter, together with, and in addition to, the monthly payments of principal and interest stated above, a sum equal to one-twelfth (1/12th) of the said annual taxes, assessment and insurance premiums, as estimated by the mortgagee. The mortgagor(s) further agree(s) to pay on demand, at any time, any additional 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 installments due under the terms of this mortgage and the note secured thereby.

For position of this paragraph see other side of page