

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Hoyt Peppers, of Greenville County, South Carolina

SEND GREETINGS:

WHEREAS I the said Hoyt Peppers

in and by my certain promissory note, in writing, of even date with the said presents, am well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of EIGHTEEN HUNDRED & NO/100

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

(\$ 25.00) 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 Hoyt Peppers

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 Hoyt Peppers

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:

those five (5) "All the certain pieces, parcels or lots 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 Chick Springs Township, on the North side of National Highway No. 29, being known and designated as Lots Nos. 13, 14, 15, 16 and 17 on plat of property of E. M. Wharton recorded in the R. M. C. Office for Greenville County in Plat Book F at page 206, and having, according to said plat, when described together, the following metes and bounds:

Beginning at an iron pin on the North side of National Highway No. 29, and running thence with the Northern side of said Highway S. 81-45 W. 125 feet to corner of Lot No. 12; thence with the line of said lot N. 8-15 W. 79.4 feet to an iron pin on the right-of-way of the Piedmont and Northern Railway; thence with the line of said right-of-way as follows: N. 67-08 E. 25.6 feet; thence N. 65-55 E. 52 feet; thence N. 64-45 E. 52.2 feet to corner of Lot No. 18; thence with the line of said lot, S. 8-15 E. 109 feet to the beginning corner; being the same property conveyed to Hoyt Peppers by Helen B. Sanders by deed dated March 12, 1940 and recorded herewith.

And the mortgagee(s) shall, on demand of the mortgagor at any time, to the best of his/her power, and thenceforth together with, and in addition to, the monthly payments of principal and interest, pay to the mortgagor (1/12th) of the net amount of any dividends and interest received by the mortgagee(s) on the property, or to pay on demand at any time, any reasonable sums necessary to pay these items. It is hereby 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

PAID & SATISFIED IN FULL
THIS 18 DAY OF Sept 19 44
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY M. M. Howell
WITNESSES: Margaret A. Means, Lotte H. Gephart

RECORDED IN BOOK 1195 OF GREENVILLE COUNTY, S. C. AT 9:30 A. M. Sept 18 1944