

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Sam W. Buchanan and Annabel Parker

SEND GREETINGS:

WHEREAS ~~x~~ we the said Sam W. Buchanan and Annabel Parker

in and by ~~xx~~ our certain promissory note, in writing, of even date with these presents, ~~xxx~~ are well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of EIGHT HUNDRED

(\$ 800.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Eight Dollars

(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 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 ~~x~~ we, the said Sam W. Buchanan and Annabel Parker

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 ~~xxx~~ us the said Sam W. Buchanan and Annabel Parker

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,

BEGINNING at an iron pin on the north side of Ebaugh Ave. at corner of lot No. 116, as shown on plat of East Park made by W. A. Adams July, 1909, and recorded in R. M. C. Office for Greenville County in Plat Book A, Page 383, which lot No. 116 is or was the property of R. N. Grisham, running thence with his line in a northeasterly direction 140 feet to line of lot recently sold to W. H. Dempsy; thence with his line parallel with Ebaugh Ave. in a northwesterly direction 75 feet to a stake in corner of line of G. B. Lee; thence in a southwesterly direction in a line parallel with the first line above specified, 140 feet to a stake on Ebaugh Ave., thence with Ebaugh Ave. S. 55 E. 75 feet to the beginning corner, embracing all the southern portion of lot No. 117, and the eastern half of the southern portion of lot No. 118.

This is the same lot conveyed to Andrew J. Buchanan by Rice Cleveland Co., by deed dated May 31, 1929 and recorded in Deed Book 132, Page 106, R. M. C. Records for Greenville County.

The said Andrew J. Buchanan died intestate in 1931 leaving the mortgagor as his only heirs at law and distributees. This mortgage is executed by Annabel Parker in behalf of Sam W. Buchanan, a minor, under authority of a Decree of the Court of Common Pleas dated May 3, 1940 to be filed in the office of the Clerk of Court for Greenville County.

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 hereafter to the mortgagee, 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, assessments and insurance premiums, as demanded by the mortgagee. The mortgagor(s) do(es) 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

PAID AND SATISFIED IN FULL

THIS 5 DAY OF April 1949

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION

Lottie N. Galphin
SECRETARY-TREASURER

WITNESS:

Kathleen M. Patel
Harriett B. Leslie

SATISFIED AND CANCELED OF RECORD

5 DAY OF April 1949

Oliver Farnsworth

R.M.C. FOR GREENVILLE COUNTY, S. C.

AT 1:54 O'CLOCK P.M. NO. 7900