

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. H. Cox,

WHEREAS I the said J. H. Cox

in and by my certtain 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
One Thousand Five and 95/100

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Twelve and 50/100

(\$ 12.50) 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 J. H. Cox, the said

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 J. H. Cox

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,

near the Paris Mountain Road, and being known and designated as Lots 15 and 16 on plat recorded in Plat Book C, page 122, said lots having a frontage of 50 feet each on Cothran Street and a depth of 95½ feet, being the same conveyed to L. C. Elrod by O. O. Smith by deed dated April 2, 1926, recorded in Book 102, page 49. This is also the same land conveyed to the American Building & Loan Association by L. C. Elrod by his deed dated December 17, 1927 and recorded in the R. M. C. Office for Greenville County in Volume 125, page 196.

"This is the same lot of land conveyed to the mortgagor by the Fidelity Federal Savings & Loan Association by deed of even date, yet to be recorded, and the within mortgage is given to secure the balance of purchase price."

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 taxes. 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 16th DAY OF Mar. 1944
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
BY M. M. Howell SECRETARY-TREASURER
WITNESSES
Jac. L. Love
Margaret A. Means
RECORDED AND INDEXED OF Mar. 18 1944
2774
1174
Ollie J. Jarnworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
11:25
(\$ 1,005.95) Dollars