

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Hoke Smith,

PAID AND SATISFIED IN FULL
THIS 19th DAY OF Feb. 1945
BY M. M. Hewell
SECRETARY-TREAS.

SEND GREETINGS:

WHEREAS I the said Hoke Smith

WITNESSES:
Margaret A. Means
Lettie West Gresham

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 Eighteen Hundred Twenty-one and 67/100 (\$ 1,821.67) Dollars,

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

(\$20.50) 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 the said Hoke Smith

SATISFIED AND CANCELLED BY
THIS 20th DAY OF Feb. 1945
OLIVE J. JARVIS
CLERK
2046

in consideration of the said debt and sum of money aforesaid, and for the better securing of the payment thereof to said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of Three Dollars further sum of Three Dollars to me the said Hoke Smith

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,

at the corner of Alta Vista Avenue and Wickliffe Street, near the City of Greenville, known and designated as Lots Nos. 10 and 11 of Block C, according to a plat of "Carolina Court" recorded in the R. M. C. Office for Greenville County in Plat Book "F" at page 96, and, when described together, having the following metes and bounds, to-wit:

"Beginning at an iron pin at the intersection of Alta Vista Avenue and Wickliffe Street, and running thence with the southern side of Wickliffe Street, S. 54-55 E. 175 feet to corner of Lot No. 16; thence with the joint line of Lots Nos. 15 and 16, S. 27 W. 128.9 feet to corner of Lot No. 9; thence with the line of said Lot N. 55-10 W. 185.2 feet to a point on Alta Vista Avenue; thence with the eastern side of Alta Vista Avenue, N. 30-07 E. 128.8 feet to the beginning corner; said property being that conveyed to C. D. Reddick and Ellen C. Reddick by E. Fant Latham, by deed dated June 26, 1936, recorded in the R. M. C. Office for Greenville in Book of Deeds "171" at Page 385, the said Ellen C. Reddick having conveyed all her interest therein to C. D. Reddick by deed dated April 13, 1938, recorded in the R. M. C. Office for Greenville County in the Book of Deeds "203" at page 105.

"This is the same lot of land conveyed to the Fidelity Federal Savings & Loan Association by C. D. Reddick by his deed dated July 5, 1938 and recorded in the R. M. C. Office for Greenville County in Book of Deeds 204, page 387."

"This is the same lot of land conveyed to the mortgagor by the Fidelity Federal Savings & Loan Association by its 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 the twelve (12th) of the said annual assessments and insurance premiums, as estimated by the mortgagee. The mortgagor(s) further agree to pay, on demand, at any time, any additional amount necessary to pay these same. It is understood 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.