

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Clarence B. Pearce

SEND GREETINGS:

WHEREAS I, the said Clarence B. Pearce

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 Forty-One Hundred and no/100 (\$ 4100.00) Dollars,

with interest at the rate of five & one half (5 1/2 %) per centum per annum, to be repaid in installments of Thirty-Three and 51/100

(\$ 33.51) Dollars ^{due and payable} 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 Clarence B. Pearce

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 Clarence B. Pearce 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,

being known and designated as Lot No. 14 and a forty foot strip of Lot No. 15 adjacent to said Lot No. 14 of Subdivision known as Langley Heights as shown on plat of said property recorded in Plat Book I, pages 142 and 143 R. M. C. Office for Greenville County, and being more particularly described as follows:

Beginning at a stake on the Southeast side of Langley Drive, joint corner of Lots Nos. 14 and 62 and running thence S. 31-37 E. 193 feet to a fifteen foot alley; thence along the Northwest side of said alley S. 68-06 W. 91.4 feet to a point, said point being 10 feet from the joint rear corner of Lots Nos. 15 and 16, and running thence in a line parallel to the dividing line between Lots Nos. 15 and 16 N. 31-37 W. 176 feet, more or less to a point on the Southeast side of Langley Drive, said point being a distance of ten feet from the corner of Lots Nos. 15 and 16, and running thence with the Southeastern side of Langley Drive N. 58-23 E. 90 feet to the point of beginning. Being the same property conveyed to the mortgagor by R. C. Tuton, by deed dated Sept. 17, 1943, to be recorded herewith.

Agreement for Rev. Advances & Extension All R. C. Tuton Book 876 Page 443