

MORTGAGE OF REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }
County of Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. D. Simmons

SEND GREETINGS:

WHEREAS I, J. D. Simmons

in and by my J. D. Simmons 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 One Thousand and No/100

(\$ 1000.00) Dollars,

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

Ten and No/100 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 ~~to~~ 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~~ 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. D. Simmons

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. D. Simmons 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 premises~~

"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,

Greenville Township, known and designated as the rear portion of Lot 24, Section 1, Page 119 of the County Block Book, and being more particularly described by metes and bounds as follows:

"BEGINNING at an iron pin at the northeastern corner of the Lot owned by Mrs. M. B. Scruggs, at the intersection of an alley and Queen Street, and running thence with the western side of Queen Street S. 21 W. 53 feet to an iron pin; thence N. 66 W. 50 feet, more or less, to an iron pin in line of Lot now or formerly owned by W. P. Aiken; thence with the line of the Aiken lot N. 19 1/2 E. 52 feet to an iron pin on Alley; thence with said alley S. 67 1/2 E. 50 feet to the point of beginning; said premises being the same conveyed to the mortgagor by deed of Mrs. M. B. Scruggs to be recorded herewith."

PAID AND SATISFIED IN FULL
THIS 15 DAY OF Dec. 1952
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Elizabeth Nicoll
Secretary-Treas.

WITNESS:
Sarah Donald
M. J. W. Kinnaird

SATISFIED AND CANCELLED OF RECORD
15 DAY OF Dec. 1952
Oliver Jannet
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:30 O'CLOCK A. M. NO. 27654