

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, N. Myrtle Black, of the City of Greenville, S. C.

SEND GREETINGS:

WHEREAS I, the said N. Myrtle Black

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 Twenty-Two Hundred & no/100 (\$ 2200.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Twenty-Two & no/100

(\$ 22.00) 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 I, the said N. Myrtle Black

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 N. Myrtle Black

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,

on the western side of McDonald Avenue, in the City of Greenville, and being shown as the northern portion of lot No. 29 of North Hills, on plat recorded in the R. M. C. Office for Greenville County in Plat Book "H" at page 92, and having the following courses and distances:

Beginning at an iron pin on the western side of McDonald Avenue, at a point 48 feet north from the intersection of Garraux Street and McDonald Avenue and running thence with the Western side of McDonald Avenue N. 19-30 E. 44.1 feet to an iron pin, corner of lot No. 30; thence with the line of said lot N. 70-30 W. 97 feet to an iron pin; thence S. 19-30 W. 36.8 feet to a pin, which is 48 feet from Garraux Street; thence in a Southeasternly direction and parallel with Garraux Street 97 feet to the beginning corner. Said premises being that conveyed to N. Myrtle Black by Thelma W. Ridgeway by deed dated May 28th, 1940, and recorded in Book of Deeds at page .

... on demand of the mortgagee at any time, to pay, on the first day of each month, to the mortgagee, the sum of one-twelfth (1/12) of the said annual interest, together with, and in addition to, the monthly payments of principal, as estimated by the mortgagee or mortgagee(s). Further, it is agreed that any such delinquent payments, when demanded by the mortgagee, shall become a part of the monthly installments provided for in the terms of this mortgage and the note secured thereby.

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