

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Roy C. McClain

SEND GREETINGS:

WHEREAS I the said Roy C. McClain

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 ONE THOUSAND THREE HUNDRED FIFTY DOLLARS

(\$ 1,350.00) Dollars,

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

(\$ 13.50) 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 Roy C. McClain

Lien Released By Sale Under Foreclosure 23 day of May 1955. See Judgment Roll No. 6-2883. E. Inman MASTER

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 Roy C. McClain

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 R. M. # 13168 at 3:30 P.M. # 13168

about 2 1/2 miles West of the City of Greenville, near the Easley Bridge Road, and being known and designated as Lot No. 11 as shown on plat of the W. D. Workman property recorded in Plat Book F, at page 288, R. M. C. Office for Greenville County and having the following metes and bounds:

BEGINNING at a pin on Ottaray Street, joint corner of Lots Nos. 11 & 12 and running thence with the line of Lot No. 12 N. 10-49 E. 162 feet to pin, joint corner of Lots Nos. 8, 9, 11 and 12; thence with the back line of Lot No. 8 N. 86-30 W. 50 feet to a pin, joint corner of Lots Nos. 7, 8, 10 and 11; thence with line of Lot No. 10 S. 10-49 W. 162 feet to pin on Ottaray Street; thence with Ottaray Street S. 86-30 E. 50 feet to the beginning corner.

This is the same lot of land conveyed to American Building and Loan Association by E. Inman, Master, and is the same lot of land conveyed to me this day by Fidelity Federal Savings and Loan Association by its deed of even date, yet to be recorded and the within mortgage is given to secure the balance of the purchase price.

And the mortgagor(s) further 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 due thereon, the sum of one-tenth (1/10th) of the said annual taxes, assessments and insurance payments, if any, levied by the mortgagee. The mortgagor(s) further agree(s) to pay (in compliance with the mortgage) the amount necessary to pay these items. It is further agreed that any such additional payments when so demanded by the mortgagee, shall become a part of the monthly payments due under the mortgage and the note secured thereby.

For position of this paragraph see other side of page