

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, T. W. Brown SEND GREETINGS:

WHEREAS I the said T. W. Brown

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 Sixteen Hundred Forty and no/100 (\$ 1,640.00 ) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Sixteen and 40/100

(\$ 16.40 ) 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 T. W. Brown

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 T. W. Brown

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,

just outside the corporate limits of the City of Greenville, on the Northwestern side of Darwin Avenue, being shown as Lot No. 17 on plat of property known as Hampton Annex, made by C. M. Furman, Jr., C. E. in January 1922 and recorded in Plat Book F at page 59 in the R. M. C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northwestern side of Darwin Avenue at corner of Lot No. 16 and running thence with the line of said Lot N. 57-30 W. 154.48 feet to an iron pin; thence N. 31-35 E. 50 feet to an iron pin, corner of Lot No. 18; thence with the line of said lot S. 57-30 E. 155.35 feet to an iron pin Darwin Avenue; thence with the Northwestern side of Darwin Avenue S. 32-30 W. 50 feet to the beginning corner.

This is the same lot of land conveyed to the mortgagor by Fidelity Federal Savings & Loan Association by its deed of even dated yet to be recorded and the within mortgage is given to secure the balance of purchase price.

And the mortgagor hereby agrees, or covenants, if the mortgage of any time, to pay, on the first day of each month, to the Fidelity Federal Savings & Loan Association, the monthly payments of principal and interest, computed monthly on the unpaid balance, of the said annual interest rate, and to pay, in addition, the reasonable attorney's fee, together with 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.

For position of this paragraph see other side of page

PAID AND SATISFIED IN FULL  
THIS 15 DAY OF March 1948  
BY Walter N. Galbreath  
SECRETARY-TREASURER  
FIDELITY FEDERAL SAVINGS & LOAN ASSO.  
WITNESS:  
Beatrice N. Nash  
Madge Mears

SATISFIED AND CANCELLED OF RECORD  
15 DAY OF March 1948  
Ollie Tammworth  
R.M.C. FOR GREENVILLE COUNTY, S.C.  
AT 2 O'CLOCK P.M. NO. 2468