

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. S. Browning, of Greenville County, South Carolina,

SEND GREETINGS:

WHEREAS I, the said W. S. Browning

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 TWO THOUSAND & NO/100

(\$ 2,000.00 ) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of TWENTY & NO/100

(\$ 20.00 ) 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 W. S. Browning

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 W. S. Browning

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, in Paris Mountain Township, on Woodland Drive, just off the New Buncombe Road, about 3 miles from Greenville County Courthouse, being a part of Tract No. 23 and a part of Tract No. 24, as shown on plat of Property formerly owned by Union Central Life Insurance Company, according to plat made by Dalton & Eves, Engineers, April, 1937, recorded in the R. M. C. Office for Greenville County in Plat Book I, Pages 69 and 70, and having the following metes and bounds:

Beginning at an iron pin on Woodland Drive, corner of Raser Drive (opened up since the above plat was made), which pin is 40 feet South of the joint corner of Tracts Nos. 22 and 23, as shown on said plat, and running thence with Raser Drive, S. 71-17 E. 255 feet; thence South 18-43 W. 643.75 feet, more or less, to iron pin; thence N. 68-00 W. 262.5 feet to Woodland Drive (not opened up through tracts Nos. 24 and 25 on said plat); thence with proposed extension of Woodland Drive N. 18-43 E. 628 feet, more or less, to the point of beginning; being the same property conveyed to W. S. Browning by W. E. Raser and R. M. Caine by deed dated June 29, 1940, recorded herewith.

And the mortgagor(s) do(es) hereby agree, on demand of the mortgagee at any time, to pay, on first day of each succeeding month thereafter, together with, and in addition to, the monthly payments of principal and interest above set forth, a sum equal to one-twelfth (1/12th) of the said annual tax, assessment and insurance payments as required by the mortgagee. The mortgagor(s) further agree(s) to pay on demand, at any time, any additional sums 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 installments due under the terms of this mortgage and the note secured thereby.

For position of this paragraph see other side of page

Handwritten notes and signatures: 'Paid in full 1942', 'W. S. Browning', 'Fidelity Federal Savings and Loan Assoc.', 'RECORDED AND CANCELLED', 'REC'D 24', 'FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION', 'GREENVILLE, S. C.', 'AT 12:30', '12888'.