

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

PAID AND SATISFIED IN FULL THIS 27 DAY OF March 19 47 FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION BY Lottie W. Galphin SECRETARY-TREASURER WITNESSES W. R. Merritt Margaret M. Babb

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Fred T. Harvell and Ruby Harvell, of Greenville County, South Carolina SEND GREETINGS:

WHEREAS we the said Fred T. Harvell and Ruby Harvell

in and by our certain promissory note, in writing, of even date with these presents, are well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of TWENTY-ONE HUNDRED & NO/100

(\$ 2100.00 ) Dollars,

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

(\$ 21.00 ) 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 we the said Fred T. Harvell and Ruby Harvell

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 sum of Three Dollars to us the said Fred T. Harvell and Ruby Harvell

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:

tract "All that certain piece, parcel or 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 Gantt Township, on the Eastern side of Greenville-Piedmont Highway, containing 17 acres, more or less, and having the following metes and bounds:

Beginning at an iron pin on the Eastern side of Greenville-Piedmont Highway at corner of property now or formerly owned by C. C. Good, and running thence with the line of said property S. 87-50 E. 1337 feet to stone; thence S. 86-30 E. 1977 feet to an iron pin, at corner of property formerly owned by Aug. W. Smith; thence with the line of said property, S. 14-30 W. 234 1/2 feet to an iron pin, corner of land now or formerly owned by Clyde L. and Maggie Hill; thence with the line of said property in a Westerly direction 3169 feet to an iron pin on the Greenville-Piedmont Highway; thence with the Eastern side of Greenville-Piedmont Highway, N. 00-15 E. 261 1/2 feet to the beginning corner; being the same property conveyed to Fred T. Harvell and Ruby Harvell by Alice M. Neal by deed dated April 17, 1930, and recorded in the R. M. C. Office for Greenville County in Book of Deeds 210 at page 127.

And the mortgagor(s) do(es) hereby agree, on demand of the mortgagee at any time, to pay, the first day of each succeeding month thereafter, together with, and in addition to, the monthly payments of principal and interest stated above, a sum equal to one-twelfth (1/12th) of the said taxes, assessment and insurance premiums, as estimated 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.

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