

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, C. W. Grubbs, of Greenville County, S. C.

SEND GREETINGS:

WHEREAS I the said C. W. Grubbs

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 Eleven Hundred Fifty & no/100 (\$ 1150.00) Dollars,

with interest at the rate of (6%) per centum per annum, to be repaid in installments of Eleven & 50/100 (\$ 11.50) 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 C. W. Grubbs

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 C. W. Grubbs 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, to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

in Greenville Township, at the northeast intersection of Cedar Lane Road and Smythe Street Extension, near the City of Greenville, being portion of lots Nos. 7 and 8, of Block DD, and a 5 foot strip off the rear of Lots Nos. 1, 2 and 3 of Block DD, and a 10 foot strip shown as a 10 foot alley, all as shown on plat of "Riverside" recorded in the R. M. C. Office in Plat Book A, Page 323, and being described as follows:

Beginning at a stake at the northeast intersection of Cedar Lane Road and Smythe Street Extension, and running thence with the eastern side of Smythe Street Extension in a northerly direction 116 feet to a stake on an alley, opened or to be opened; thence with the line of said alley, S. 79-21 E. 121.8 feet to a stake; thence in a southerly direction 79 feet to stake on Cedar Lane Road; thence with the northern side of Cedar Lane Road, S. 89-59 W. 130 feet, more or less, to the beginning corner. Together with all my right and interest in the said 10 foot alley in the rear of the above lots, opened or to be opened, and being the same property conveyed to the mortgagor by J. W. Henson by deed dated Sept. 22, 1938, recorded in Vol. 206, page 87.

This is the remaining portion of Lots 7 and 8 of Block DD, after the relocation of Cedar Lane Road, and in addition all of the 10 foot alley in the rear, and a 5 foot strip off Lots 1, 2 and 3 of Block DD.

Handwritten notes and stamps including: "RECORDED IN FINAL", "APR 19 1945", "FIDELITY FEDERAL SAVINGS & LOAN ASS.", "WITNESSES", "J. W. Henson", "RECORDED IN R.M.C. OFFICE", "APR 10 1945", "GREENVILLE COUNTY, S.C.", "PLAT BOOK A, PAGE 323".