

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. Rosco Stephens, of Greenville County, South Carolina SEND GREETINGS:

WHEREAS I the said J. Rosco Stephens

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

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

(\$ 14.50) 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 J. Rosco Stephens

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 J. Rosco Stephens

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 Gantt Township, on the southern side of Dunham Bridge Road, about 2-3/4 miles from the City of Greenville, containing five (5) acres, more or less, and having, according to a survey made by G. A. Ellis, Surveyor, July 2, 1938, the following metes and bounds:

Beginning in the center of a culvert over a branch of Brushy Creek, on the southern side of Dunham Bridge Road, and running thence with the meanders of the branch in a southerly direction 348 feet, more or less, to a black gum; thence in a southwesterly direction 80 feet, more or less, to iron pin, corner of property of H.W. and Leona Bollick; thence with the line of said property, S. 72 E. 476 feet to an iron pin in line of property of Wilmington Savings & Trust Company; thence with the line of said property N. 22 1/4 E. 441 feet to an iron pin on the south side of Dunham Bridge Road; thence with the southern side of Dunham Bridge Road in a northwesterly direction 660 feet, more or less, to the beginning corner; being a portion of the property conveyed to J. Roscoe Stephens by George March by deed dated March 1, 1937, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "193" at Page 77.

This property is subject to the right-of-way of a 20 foot road on its eastern boundary and also includes a right-of-way of 100 feet to the P & N Railroad across its northwestern corner.

Full Ass'n.
paid and satisfied in full
may
20th
Fidelity Fed. Sav. & Loan Ass'n.

Letter to J. Rosco Stephens

21 May 1941
Ollie Jamsholt
R. M. C. OFFICE
8:43
7815