

MORTGAGE OF REAL ESTATE—S. C. Form No. 6

HOME OWNER'S LOAN CORPORATION

THE STATE OF SOUTH CAROLINA, } AMORTIZATION MORTGAGE
County of Greenville

KNOW ALL MEN BY THESE PRESENTS: That I. O. M. Rochester, of the County of Greenville, in the State of South Carolina,

and hereinafter known and designated as Mortgagor, whether one or more, _____ SEND GREETINGS:

WHEREAS, the mortgagor stands indebted unto HOME OWNERS' LOAN CORPORATION, a Corporation created under Section 4 of an Act of Congress of the United States of America, known as Home Owners' Loan Act of 1933, approved June 13, 1933, with its principal place of business in the City of Washington, in the District of Columbia, in the United States of America, hereinafter known

and designated mortgagee, as evidenced by a certain promissory note of even date herewith, for the full and just principal sum of _____

Seven Hundred Forty-eight and 17/100

Dollars (\$ 748.17), payable to the order of the mortgagee, together with interest thereon from the date at the rate of Five per centum (5%) per annum on the balance

remaining from time to time unpaid; both principal and interest being payable on an amortization plan in monthly installments of Six and 92/100 Dollars

(6.92) per month on the first day of each and every month hereafter; the payments being applied, first, to interest on unpaid balances, and the remainder to principal until said debt is paid in full. Extra payments may be made on the due date of any installment, and interest will be charged only on the balance of said debt remaining unpaid. All of which, and such other terms and conditions as contained in said note, will fully appear by reference thereto; default in payment of any installment of principal and/or interest for a period of ninety (90) days to render the whole debt due at the option of the mortgagee.

NOW KNOW ALL MEN. That the mortgagor, in consideration of the said debt and the sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of the said note and of this mortgage, and also in consideration of the further sum of Three Dollars (\$3.00) to the said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, has granted, bargained, sold and released, in fee simple, and by these presents does grant, bargain, sell and release, in fee simple, unto the mortgagee, its successors and assigns, the following described land, to wit:

All that certain piece, parcel or lot of land, with the improvements thereon, or to be erected thereon, situate, lying and being

on the southern side of First Avenue, in the suburb of the City of Greenville, known as "City View", being shown and delineated as Lot #5, Block D, on plat of "Sunny Slope", property of J. Robert Martin, made by R. E. Dalton, Engineer, May 1919, recorded in Plat Book "F", at page 86, being bounded on the North by First Avenue; on the East by Lot #4, now or formerly owned by A. F. Staton; on the South by Lot #15, now or formerly owned by F. B. Lynch; and on the West by Lot #6, now or formerly owned by B. D. Wood, and having the following metes and bounds, to wit: Beginning at an iron pin on the southern side of First Avenue, joint corner of Lots #5 and #6, and running thence along the line of Lot #6, S. 23-49 W. 150 feet to a pin on the northwest corner of Lot #15, thence along line of said lot, S. 66-11 E. 50 feet to an iron pin; thence N. 23-49 E. 150 feet to an iron pin on the southern side of First Avenue; thence along the southern side of First Avenue, N. 66-11 W. 50 feet to the beginning corner; said premises being that conveyed to O. M. Rochester by J. Robert Martin by deed dated October 23, 1923, and recorded in the R. M. C. Office for Greenville County on January 3, 1924, in Book of Deeds "82" at page 333.

See

#8295
RECORDED
AT 10:24 O'CLOCK
JULY 1934
R.M.C. OF GREENVILLE COUNTY, S.C.
SATURDAY
1934
P.M.

The mortgagor agrees that in the event the ownership of the mortgaged premises or any part thereof be transferred to a person other than the mortgagor, the mortgagor, its successors and assigns, may, without notice to the mortgagee, deal with such successor as sole owner in his own name or to the mortgagee and the debt hereby secured in the same manner as with the mortgagor, without in any way initiating or binding up the mortgagee's liability hereunder or upon the debt hereby secured. Receipt of the proceeds of the sale of any portion of the mortgage premises of the mortgagor or its heirs, or assigns of any portion of the debt hereby secured, shall not constitute an extension of the time for the payment of the debt hereby secured, nor shall the mortgagee or its assigns that operate to the discharge, modify, change or affect the original liability of the mortgagor hereon, either in whole or in part.