

HOME OWNER'S LOAN CORPORATION

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

KNOW ALL MEN BY THESE PRESENTS: That J. Niram J. Duncan of West Franklin Road, in 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

Two Thousand Six Hundred Fifty and 69/100 Dollars (\$ 2,650.69), 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 Twenty and 96/100 Dollars

(\$ 20.96) 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.

IT BEING AGREED by the terms of said note that the borrower, or undersigned, may pay the sum of Eleven and 4/100 Dollars (\$ 11.04) monthly from date to and including June 1, 1936, representing interest only on said debt, at his option, provided all other conditions and covenants of the note, and the

instruments securing the same, are promptly met, and thereafter, the payments shall be Twenty-four and 52/100 Dollars (\$ 24.52) per month, to be applied, first, to interest on the balance remaining unpaid, and the remainder to principal, until said debt is paid in full, 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 one certain piece, parcel or lot of land, with the improvements thereon, or to be erected thereon, situate, lying and being

On the eastern side of West Franklin Road, about three (3) miles north-west of the city of Greenville, in the County of Greenville, in the State of South Carolina, in subdivision known as "Sans Souci", known as No. 201 West Franklin Road; and being shown and delineated as Lot No. 23 of the property of the Colonia Company on Plat made by Dalton & Neves, Engineers, September, 1925, recorded in Plat Book "15" at Page 112, and having, according to said plat, the following meters and bounds, to wit: Beginning at an iron pin on the eastern side of Franklin Road, corner of property now or formerly owned by J.O. Lawton, and running thence with the line of said property, S. 5-54 E. 200 feet to an iron pin on line of Lot #1, now or formerly owned by H.J. Martin; thence along line of said lot S. 44-47 N. 78 feet to an iron pin, corner of Lot #22 now or formerly owned by the Colonia Company; thence a long line of said lot N. 48-37 W. 199 feet to an iron pin on Franklin Road; thence with Franklin Road N. 45-38 E. 60 feet to the point of beginning; said premises being that conveyed to H.J. Duncan by Colonia Company by deed dated February 2, 1926, and recorded in the R.M.C. Office for Greenville County in Book of Deeds #72 at Page 397.