

MORTGAGE OF REAL ESTATE

HOME OWNER'S LOAN CORPORATION

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

KNOW ALL MEN BY THESE PRESENTS: That Mr. W. A. Pennington, of the Town of Greer, 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 amount of

One thousand Two Hundred Forty and 83/100 Dollars (\$1243.83), payable to the order of the mortgagee, together with interest thereon from the date of the making hereof 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 of monthly installments of

\$9.84 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 Dollars (\$ ) Monthly from date to and including June, 1936, representing interest on said debt at his option, provided all other conditions and covenants of the note, and the

instrument securing the same, are promptly paid, and thereafter the monthly payment shall be Dollars (\$ ) 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 making 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:

that certain piece, parcel or lot of land, with the improvements thereon, or to be erected thereon, situate, lying and being On the western side of Pelham Street, in the Town of Greer, in Chick Springs Township, in the County of Greenville, in the State of South Carolina; bounded on the north by property of W. H. Hendricks; on the east by Pelham Street; on the south by the property of S. S. De Shields; and on the west by property now or formerly belonging to L. H. Littlefield, and having the following meters and bounds, to-wit: beginning at a stake in the center of Pelham Street and running thence along said street N. 33 3/4 E. 63 feet to a stake; thence N. 54 1/2 W. 185 feet to a stake; thence S. 33 3/4 W. 63 feet to a stake; thence S. 54 1/2 E. 185 feet to the beginning corner, and being the property conveyed to W. A. Pennington by M. L. Littlefield by deed dated February 18, 1919, recorded March 6, 1919 in the R. M. O. Office for Greenville County in Book of Deeds "44" at Page 408.

25. The mortgagor agrees that in the event the ownership of the mortgage premises, or any part thereof, becomes vested in a person other than the mortgagor, the mortgagee, its successors and assigns, may, without notice to the mortgagor, deal with such successor or assignee in like manner as if the mortgagor were dead and the debt hereby secured, in the same manner as with the mortgagor, without in any way vitiating or affecting the mortgagee's right to enforce the debt hereby secured. No sale of the premises hereunder, or any portion of the mortgage premises of the mortgagor or its assigns, or any other act done by the mortgagor or its assigns, shall operate to release, discharge, modify, change or affect the original liability of the mortgagor herein, either in whole or in part.