

HOME OWNER'S LOAN CORPORATION

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

KNOW ALL MEN BY THESE PRESENTS: That J. R. Ballentine, of the City of Greenville, in the
County of Greenville, in the State of South Carolina, and hereinafter known 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 Eight Hundred and no/100
Dollars (\$2,800.00), 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 Seventy-Two and 14/100 Dollars (\$22.14) 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 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 monthly payment shall be 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 that 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 and known as No. 30 Rowley Street, in the City of Greenville, in the County of Greenville, in Greenville Township, in the State of South Carolina; being shown and delineated as Lot No. 13 of Section "H" on plat of property of Stone Land Company recorded in Plat Book "A" at Pages 337-345; and being bounded as follows: On the West by Rowley Street, on the North by lot now or formerly owned by Caroline J. Taylor, on the East by lot now or formerly owned by W. H. Powe, and on the South by lot now or formerly owned by Joseph R. Bryson, and having the following metes and bounds to-wit: Beginning at a point on the Eastern side of Rowley Street, corner of the Taylor lot, and running thence with the Eastern side of Rowley Street, S 20-19 2/55 feet to an iron pin, corner of the Bryson lot, thence with the line of said lot, S. 71-50 E. 192 feet 7 inches to an iron pin, corner of the Powe lot, thence with the line of said lot, N. 20-19 E. 55 feet to an iron pin, corner of the Taylor lot, thence with the line of said lot, N. 71-50 W. 192 feet 7 inches to the point of beginning on Rowley Street, said premises being that conveyed to J. R. Ballentine by Farmers Loan and Trust Company by deed dated April 15, 1926, and recorded in the R. M. O. Office for Greenville County on April 17, 1926, in Book of Deeds "116" at Page 101.

For satisfaction of this mortgage see R. E. M. Book 302, Page 66.

FILED IN THE OFFICE OF THE CLERK OF THE COURT OF COMMON PLEAS AND ORphans COURT OF GREENVILLE COUNTY, S. C. THIS 11th DAY OF MAY 1936. #7013

20. The mortgagor agrees that in the event the ownership of the mortgaged 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 successors in interest with reference to the mortgage and the debt hereby secured, in the same manner as with the mortgagor, without in any way violating or discharging the mortgagor's liability hereunder or upon the debt hereby secured. No sale of the premises, or any part thereof, or any release on the part of the mortgagee or its assigns, or release of any portion of the mortgage premises and no extension of the time for the payment of the debt hereby secured given by the mortgagee 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.