

Mortgage.

State of South Carolina,
County of Greenville. ss:

To All whom these presents may concern: I, M. F. Davis, of the City of Greenville, County of Greenville, in the State of South Carolina, hereinafter called the Mortgagor, send(s) greetings:

Whereas, the Mortgagor is well and truly indebted unto the Commercial Bank, a corporation organized and existing under the laws of the State of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of thirteen hundred and no/100 Dollars (\$1300.00), with interest from the ^{first} day of June, 1936 at the rate of five per centum (5%) per annum until paid, principal and interest being payable at the office of the Commercial Bank, at Honea Path, South Carolina, in monthly installments of sixteen and 46/100 dollars (\$16.46) commencing on the first day of July, 1936, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the 1st day of June, 1944.

Now, known all men, that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of three Dollars (\$3) to the Mortgagor in and well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following described real estate situated in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situated in Greenville Township, County of Greenville, State of South Carolina, on Green Avenue, in the City of Greenville, fronting Sixty (60) feet on said Green Avenue, and running back a depth of One hundred (100) feet, more or less, being the lot where B. W. Farrow formerly resided, and composed of two lots as follows: (1) the lot conveyed to B. W. Farrow by Anderson Jones by deed dated June 13, 1896, recorded in the office of the R. M. C. for Greenville County, S.C. in Deed Book 223 (3-E), at page 403, except that part conveyed by B. W. Farrow to John Arney by deed recorded in said office in Deed Book III, at page 783; and (2) the lot conveyed to B. W. Farrow by W. D. Workman by deed dated July, 1921, recorded in the office of the R. M. C. for Greenville County, S. C., in Deed Book 92, at page 360.

This is the same land conveyed to M. F. Davis by E. Inman, Master for Greenville County, S. C. by deed dated November, 1933, recorded in the office of the R. M. C. for Greenville County, S. C., in Deed Book 165, at page 443.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

To Have and to hold, all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will pay the indebtedness as hereinbefore provided.
2. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Mortgagee, on the first day of each month until the said note is fully paid, the following sums:

(a) If this mortgage and the note secured hereby are insured under the provision of the National Housing Act and so long as they continue to be so insured, one-twelfth (1/12) of One-half of one per centum (1/2%) of the original principal amount of the said note for the purpose of putting the Mortgagee in funds with which to discharge the Mortgagee's obligation to the Federal Housing Administrator for mortgage insurance premiums pursuant to the provisions of Title II of the National Housing Act and Rules and Regulations thereunder. The Mortgagee shall, on the termination of its obligation to pay mortgage insurance premiums, credit to the account of the Mortgagor all payments