

MORTGAGE OF REAL ESTATE

37276 PROVENCE-JARRARD CO.-GREENVILLE

Form R-60 (Revised 1-14-37)

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville.

Ida Ettie Coster,
(Mortgagor)

to

Home Owners' Loan Corporation
(Mortgagee)

Loan #38-5-C-243

Lien Agreement for Necessary Repairs
Mortgage

Dated 5th day of July, 1934
Recorded 11th day of July, 1934
in the office of the Clerk of Court (orRMC)
for Greenville County, S. C., in Book of
Real Estate Mortgages 239 at page 167.
Secures mortgagor's obligation for \$1791.00
and interest and covers lands therein described.

The undersigned, owners of the real property covered by the lien of the above described mortgage, hereby acknowledge that repairs necessary to maintain and preserve the improvements upon said property have been made and completed, and that the costs of such necessary repairs, \$211.50 Dollars (\$211.50) has been advanced by the Home Owners' Loan Corporation to the undersigned, the receipt of which sum is hereby acknowledged, and which said sum, with interest thereon, the undersigned bind and obligate themselves to pay as below set out.

It is understood and agreed that the said sum has been advanced under the terms and provisions of the above described mortgage, in payment for repairs necessary to maintain and preserve the improvements upon said property, and the amount of said advance, with interest thereon, is a part of the principal debt secured by the said mortgage, is fully secured thereby, and subject to all of its covenants and provisions applicable thereto. The undersigned hereby bind and obligate himself/themselves to pay to the Home Owners' Loan Corporation on demand the sum of \$211.50 but until demand is made to pay the sum of \$3.99 monthly, beginning on the 5th day of March, 1937 and on the 5th day of each month thereafter until the amount of such advance with interest thereon has been paid in full.

If for any reason or at any time it shall be held that the mortgage aforesaid does not secure the amount of this advance, then the undersigned hereby give and grant to the Home Owners' Loan Corporation, its successors or assigns, an additional valid lien on said property and improvements to secure said sum, with interest thereon, at the rate which the original note or bond secured by the aforesaid mortgage bears.

The undersigned hereby acknowledge and agree that they do not have and will not assert or claim any defenses, offsets, counterclaims, or equities against the payment of the aforesaid sum, together with interest hereon as above specified, or against the validity of the lien securing the same or the enforcement thereof.

This instrument shall bind the heirs, executors, administrators and assigns of the undersigned.

In witness whereof, we have hereunto set our hands and seal this 20 day of February, 1937

Signed, witnessed and delivered
in the presence of:
Ben C. Thornton,
J. L. Love.

Ida Ettie Coster (SEAL)
Ida Ettie Coster

J. S. Coster. (SEAL)

State of South Carolina,
County of Greenville.

Personally comes Ben C. Thornton who being duly sworn, says that he saw the within named Ida E. ~~&xxxx~~ Coster, sign, seal and as his act and deed, deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with J. L. Love witnessed the execution thereof, and subscribed their names as witnesses thereto.

Sworn to before me this 20 day of February, 1937.
J. L. Love (SEAL)

Ben C. Thornton.

Notary Public for South Carolina.

Recorded this the 27th day of February, 1937 at 8:30 A. M. #2433.