

MORTGAGE OF REAL ESTATE—G.R.E.M. 3

57273 PROVENUE-JANARD CO.—GREENVILLE

FHA Form No. 2175 b
(With Service Charge)
(Revised)

STATE OF SOUTH CAROLINA, }
County of Greenville. } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. GORDON OWENS

Greenville, S. C.

hereinfter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor ~~is~~ and Sarah P. Owens are well and truly indebted unto The Peoples National Bank of Greenville, S.C.,

organized and existing under the laws of the United States of America, a corporation
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 Six Thousand Dollars (\$ 6,000.00),

with interest from the first day of April 1938 at the rate of five per centum (5 %)

per annum until paid, principal and interest being payable at the office of The Peoples National Bank of Greenville in
Greenville, S. C., or at such other place as the holder hereof may designate in writing.

in monthly installments of Forty & 86/100 Dollars (\$ 40.86),

commencing on the first day of May 1938, 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 first
day of April 1937.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the foresaid 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 Mortgagee in hand well and truly paid by the Mortgagor 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 certain piece, parcel or lot of land, with the buildings and improvements thereon,
situate, lying and being on the West side of Arcadia Drive, near the City of Greenville, Greenville
township, Greenville County, South Carolina, known and designated as Lot No. 3 of Block A, on plat
of Northgate, lands of Utopian Developing Company, as shown on plat recorded in the R. M. C.
Office for Greenville County, in Plat Book 4, at pages 135 and 136, and having according to a survey
made by R. E. Dalton, March 14, 1938, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the west side of Arcadia Drive, joint corner of Lots Nos. 3
and 4 of Block A, said point being 45.2 feet in a southerly direction from the southwest corner
of National Highway No. 29 and Arcadia Drive, and running thence with the west side of Arcadia
Drive S. 25° 08' E. 80 feet to an iron pin, joint corner of Lots Nos. 2 and 3, thence with the
joint line of lots Nos. 2 and 3, S. 69° 49' W. 179 feet to an iron pin; thence with the line of
Lot No. 13, N. 12° 21' W. 80 feet to an iron pin; thence with the line of Lot No. 4, N. 69° 37' E.
161.2 feet to an iron pin on the west side of Arcadia Drive, the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed dated March 15,
1938, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 202,
at page 405.

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the
said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt
in whole, or in an amount equal to one or more monthly payments on the principal that are next due
on the note, on the first day of any month prior to maturity; provided, however, that written notice
of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment;
and, provided, further that in the event the debt is paid in full prior to maturity and at time
it is insured under the provisions of the National Housing Act, he will pay to the Mortgagee an
insurance premium charge of one per centum (1%) of the original principal amount thereof, provided
the time of prepayment is more than 2 years before the maturity date; and an insurance premium
charge of one-half of one per centum (1/2%) of the original principal amount thereof, provided that
such time of prepayment is 2 years or less before such maturity date; such payment to be applied
by the Mortgagee upon the obligation of the Mortgagor to the Federal Housing Administrator on
account of mortgage insurance.

(a) If this mortgage and the said note secured hereby are insured under the provisions of the
National Housing Act and so long as they continue to be so insured, one-twelfth (1/12) of the
annual mortgage insurance premium for the purpose of putting the Mortgagee in funds with which
to discharge the said Mortgagee's obligation to the Federal Housing Administrator for mortgage
insurance premiums pursuant to the provisions of Title II of the National Housing Act, as amended
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 made under the
provisions of this subsection which the Mortgagee has not become obligated to pay to the Federal
Housing Administrator.

FOR POSITION OF THESE PARAGRAPHS, SEE OPPOSITE PAGE.

In Assignment to this mortgage. See R. C. M. Book 273, Page 42

RECORDED AND INDEXED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, S. C. AT 9:40 A.M. APR 15 1938