

MORTGAGE OF REAL ESTATE—G.R.E.M. 3

57273 PROVENGE—FARRARD CO.—GREENVILLE

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

STATE OF SOUTH CAROLINA,  
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

*Paid in full and satisfied  
this the 4th day of June, 1953.  
Witnesses: Ralph L. Bowers, Jr.  
S. R. Manslow*

SATISFIED AND CANCELLED OF RECORD  
5th DAY OF May 1953  
Ollie Jarneworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:40 O'CLOCK P. M. NO. 13227  
By Wm. P. Anderson  
Treas

I, Kathryn S. Gower

Greenville, S. C.

hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor ~~is~~ and T. Chas. Gower are well and truly indebted unto

Southeastern Life Insurance Company

organized and existing under the laws 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 FORTY FIVE HUNDRED and 00/100 Dollars (\$4500.00),

with interest from the first day of May, 1938, at the rate of five per centum (5%) per annum until paid, principal and interest being payable at the office of Southeastern Life Insurance Company

in Greenville, S. C. or at such other place as the holder hereof may designate in writing, in monthly installments of Thirty-five and 60/100 Dollars (\$35.60),

commencing on the first day of June, 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 May, 1953.

NOW, KNOW 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 hand 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 X 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 North side of Perry Avenue in the City of Greenville county of Greenville, State of South Carolina, and having, according to a survey made by R. E. Dalton, March 29, 1938, the following metes and bounds, to wit:

BEGINNING at a stake on the North side of Perry Avenue, which stake is 77.25 feet East from the Northeast corner of the intersection of Calhoun Street and Perry Avenue, and running thence N. 17-45 E. 160 feet to a stake; thence S. 72-15 E. 77.25 feet to a point at corner of wall; thence S. 17-45 W. 160 feet to a point in the North side of Perry Avenue; thence with the North side of Perry Avenue N. 72-15 W. 77.25 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed dated August 18, 1920 and recorded in the R. M. C. Office for Greenville County, S. C. in Deeds Vol. 70, at page 100.

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 that 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 year 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 Paragraphs 1 and (a) see other side of Page.