

MORTGAGE OF REAL ESTATE

THE STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That I, Mary C. Simpson, of the City of Greenville, County of Greenville, State of South Carolina, and hereinafter known and designated as Mortgagor, whether one or more, SEND GREETINGS:

WHEREAS, the mortgagor stands indebted unto HOME OWNERS' LOAN CORPORATION, a corporate instrumentality of the United States of America, organized and existing under and by virtue of an Act of Congress of the United States of America, known as Home Owners' Loan Act of 1933, as amended, 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 Six Thousand Seven Hundred Fifty and No/100 Dollars (\$6750.00), payable to the order of mortgagee, together with interest thereon at the rate of five per centum (5%) per annum from date until paid, both principal and interest being payable on an amortization plan in monthly installments of Fifty-three and 38/100 Dollars (\$53.38) on the 15th day of each month, beginning on the 15th day of May, 1938, and continuing until fully paid; the payments to be applied, first, to interest on the unpaid balance, and the remainder to principal until said debt is paid in full. Additional payments of principal in any amounts may be paid at any time and shall be credited on such portions of the principal debt hereby evidenced as the owner or holder hereof shall direct.

Interest will be charged only on the balance of said debt remaining unpaid, 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 thirty (30) 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 southern side of and known as No. 704 East Washington Street, in the City of Greenville, in Greenville Township, in the County of Greenville, in the State of South Carolina; being shown and delineated as Lot No. 4 of Block 3 as shown on plat of the Boyce property made by A. W. Edens, January 30, 1901, recorded in the R. M. C. Office for Greenville County in Book of Deeds "ZZ", at Page 935; said premises having the following metes and bounds, to wit: beginning at an iron pin on the southern side of East Washington Street, at a point 409.2 feet in a westerly direction from the intersection of East Washington Street with East McBee Avenue, and running thence S. 32 W. 181 feet to an iron pin in line of property of Steel Manufacturing Company; thence with the line of said property N. 72-15 W. 61 feet to an iron pin, corner of Lot No. 3; thence with the line of said lot, N. 28-30 E. 180 feet to an iron pin on the southern side of East Washington Street; thence with the southern side of East Washington Street S. 71-30 E. 70 feet to the beginning corner; bounded on the north by East Washington Street, on the east by lot now or formerly owned by Mrs. Bessie Norris, on the south by property now or formerly owned by Steel Heddle Manufacturing Company, and on the west by lot now or formerly owned by W. T. Potter; being the same premises conveyed to Home Owners' Loan Corporation by E. Inman, Master for Greenville County, by deed dated January 12, 1938, recorded in the Office of the R. M. C. for Greenville County, South Carolina, in Book of Deeds "195" at Page 102.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

AND IT IS AGREED, by and between the said parties, that all plumbing, heating and lighting fixtures and appurtenances, and all such other goods and effects as are ever furnished by a landlord in letting any unfurnished building, which are or shall be attached to the building covered by these presents, by nails, screws, bolts, pipe connections, masonry or in any manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns and all persons claiming by, through, or under them, and shall be deemed to be part of the security for the indebtedness, herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, its successors and assigns, forever. And the mortgagor does hereby bind himself, his heirs, executors, administrators and assigns, to warrant and forever defend, all and singular, the said premises unto the mortgagee, its successors and assigns, from and against the mortgagor, his heirs, executors, administrators and assigns, and all other persons whomsoever, lawfully claiming, or to claim, the same or any part thereof.