

MORTGAGE OF REAL ESTATE

FHA Form No. 2175b  
(For use under Section 203)  
(Rev. May 1, 1938)

This Mortgage Assigned to *Burlington Sav. Bank*  
on the *16th* day of *June* 1938. Assignment recorded  
in Vol. 274 of R. E. Mortgages on Page 189. (# 7494)

MORTGAGE

STATE OF SOUTH CAROLINA, ) ss  
COUNTY OF GREENVILLE. )

TO ALL WHOM THESE PRESENTS MAY CONCERN: L. D. Huff, of Greenville, South Carolina, hereinafter called the Mortgagor, send (s) greetings:

WHEREAS, the Mortgagor and Jessie C. Huff are well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (COLUMBIA BRANCH), a corporation organized and existing under the laws of the United States of America, 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 FIFTY-EIGHT HUNDRED & NO/100 Dollars (\$5,800.00), with interest from date at rate of five per centum (5%) per annum until paid, said principal and interest being payable at the office of The South Carolina National Bank of Charleston (Columbia Branch), in Columbia, S. C., or at such other place as the holder of the note may designate in writing, in monthly installments of Thirty-Nine & 50/100 Dollars (\$39.50), commencing on the first day of July, 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 June, 1957.

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 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 south side of Lanneau Drive, just outside the corporate limits of the City of Greenville, in Greenville Township, Greenville County, South Carolina, known and designated as Lot No. 7 on plat of property of John T. Jenkinson Estate, shown on plat made by Dalton & Neves, Engineers, July, 1932, recorded in the R. M. C. Office for Greenville County, in Plat Book H, at page 207, and having, according to said plat and a recent survey made by R. E. Dalton, May 26, 1938, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the south side of Lanneau Drive, joint corner of Lots Nos. 6 and 7, said pin being 208 feet in an easterly direction from the southeast corner of the intersection of McDaniel Avenue and Lanneau Drive, and running thence with the south side of Lanneau Drive, S. 68-16 E. 65 feet to an iron pin on said Drive, joint corner of Lots Nos. 7 and 8; thence with the line of Lot No. 8, S. 21-44 W. 223.5 feet to an iron pin in line of property of McDaniel; thence with said McDaniel line, N. 67-35 W. 65 feet to an iron pin, joint rear corner of Lots Nos. 6 and 7; thence with the line of Lot No. 6, N. 21-44 E. 222.7 feet to an iron pin on the south side of Lanneau Drive, the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of Helen R. Jenkinson, recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 204, at page 21.

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 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 and insurance premium charge of one per centum (1%) of the original amount thereof