MORTGAGE OF REAL ESTATE

County of Greenville

HOLC Form 651-A, South Carolina
Approved 6-4-37
The State of South Carolina

MORTGAGE

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

mentality 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 Five Thousand Eight Hundred and Fifty and No/100 --- Dollars (\$5,850.00) payable to the order of mortgagee, together with interest at the rate of five per centum (5%) per annum from date until paid, both principal and interest payable on an amortization plan in monthly installments of Forty-six and 26/100 Dollars (\$46.26) on the 10th. day of each month hereafter, beginning on the 10th. only of July, 1938, and continuing until fully paid; the payments to be applied, first, the interest of principal in any amounts may be made at any time and shall in the distributions of the payments of principal in any amounts may be made at any time and shall in the distributions of the payments of principal debt hereby evidenced as the owner or holder hereof shall all the distributions of the payment of any installment of principal and/or interest for the payment by reference thereto; default in payment of any installment of principal and/or interest for the period of thirty (30) days to render the whole debt due at the option of the mortagee.

NOW KNOW ALL MEN, That the mortgager, in confideration of the said debt and the sum of money aforesaid, and for the better securing the payment the eofo to the said mortgage, according to the terms of the said note and of this mortgage, and said in consideration of the further sum of Three Dollars (\$3.00) to the said mortgager 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 northern side of West Park Avenue, known as # 12 West Park Avenue, in Ward 1, of the City of Greenville, in the County of Greenville, in the State of South Carolina, and having the following metes and bounds, courses and distances, to-wit, according to plat thereof prepared by C. M. Furman, Jr., Engineer, July 3, 1922, plat not recorded: Beginning at a stake on the northern side of West Park Avenue, which point is 133 feet in an easterly direction from the intersection of West Park Avenue and Townes Street, and running thence S. 77-00 E. 90 feet to a stake on the western side of a twenty-foot alley; thence with the line of said alley N. 13-00 E. 72 feet to a stake; thence N. 77-00 W. 90 feet to a stake; thence S. 13-00 W. 72 feet to a stake on the northern side of West Park Avenue, the beginning corner; said premises being that conveyed to Home Owners' Loan Corporation by Clarence E. Gapen by deed dated March 4, 1938, duly recorded in the office of the R. M. C. for Greenville County, S. C., March 5, 1938, in Book of Deeds "202" at page 235.

Together will 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 lightning 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 the reof.

As a part of the consideration hereof and of the acts of said mortgagee, hereunder, said mortgager, on behalf of himself, his heirs, executors, adminstrators or assigns, hereby covenants and agrees with the mortgagee and represents and declares as follows:

1. Wherever there is a reference in the agreements, covenants, conditions and terms herein contained, to any of the parties thereto, the same shall be construed to mean as well the heirs,