

MORTGAGE OF REAL ESTATE

HOLC Form 651-A, South Carolina
Approved 6-4-37.

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

This mortgage page 227

KNOW ALL MEN BY THESE PRESENTS, That I, Henry G. Wasson, of the City of Greenville, County of Greenville and 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 Two Thousand Twenty-five and No/100 --- Dollars (\$2025.00) 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 Sixteen and 02/100 Dollars (\$16.02) on the 15th. day of each month hereafter, beginning on the 15th. day of September, 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 made at any time and shall be credited on such portions of the principal debt hereby evidenced as the owner or holder hereof shall elect.

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 in Ward 3 of the City of Greenville, in the County of Greenville, in the State of South Carolina, known as #917 West Washington Street, and designated as Lot # 1 on a plat of the Shumate lands made by Professor M. A. Wilson, dated December 23, 1892, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "ZZ" at Page 51, said lot having a frontage of 55 feet on Washington Street and a depth of 150 feet according to said plat; bounded on the North by Washington Street, on the East by lots of Mrs. Stewart, on the South by Lot # 12 and on the West by Lot # 2; being the same premises conveyed to Home Owners' Loan Corporation by Margaret C. Cahaly by deed dated September 24, 1936, recorded in the Office of the R. M. C. for Greenville County, South Carolina, on September 24, 1936, in Book of Deeds "187" at Page 168.

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.

As a part of the consideration hereof and of the acts of said mortgagee hereunder, said mortgagor, on behalf of himself, his heirs, executors, administrators 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, representatives, successors and assigns (either voluntary by act of the parties, or involuntary by operation of law) of the same, and all obligations of the mortgagor herein and hereunder shall extend