

THE STATE OF SOUTH CAROLINA,

MORTGAGE

COUNTY OF Greenville

PM SC-C-30

Carolina

KNOW ALL MEN BY THESE PRESENTS, That I, James C. Dorn, of the City of Greenville, in the 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

THIRTY-SIX HUNDRED AND NO/100

Dollars (\$ 3600.00)

payable to the order of mortgagee, together with interest at the rate of four and one-half (4 1/2%) per cent per annum from date until paid, both principal and interest payable on an amortization plan in monthly installments of Twenty-seven and 54/100 (\$27.54) Dollars on the 27th day of each month hereafter, beginning on the 27th day of May, 1940, 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.

In Satisfaction See R.E.M. Book

#13216 SATISFIED AND CANCELLED BY RECORD 12th DAY OF Dec. 1944 ALLIE FARNSWORTH R.M.C. OF GREENVILLE COUNTY, S.C. AT 2:42 O'CLOCK P.M.

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 1 of the City of Greenville on the East side of Rutherford Street, in the County of Greenville, in the State of South Carolina, known as 308 Rutherford Street, shown and delineated as Lot #2 of the lands of Mary E. Latimer according to survey made by W. D. Neves, July 15, 1919, plat not recorded, and being Lot 17, as shown on City Block Book, page 8, Block No. 2, and having the following metes and bounds, to-wit:

BEGINNING at a point on the East side of Rutherford Street 65 feet from the Southeast corner of Rutherford and West Earle Streets, and running thence along line of lot now or formerly owned by H. R. McDonald South 85 degrees 15 minutes East 170 feet to a point in line of lot now or formerly owned by W. O. Groce; thence along line of lot of W. O. Groce South 2 degrees 10 minutes West 86.8 feet; thence along line of lot now or formerly owned by C. L. Bolt north 83 degrees 45 minutes West 170 feet to a point in line of Rutherford Street; thence along line of Rutherford Street North 2 degrees 10 minutes East 82 feet to the point of beginning; said premises being that conveyed to W. F. Roberts by Mary E. Latimer by deed dated August 15, 1923, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "92" at Page 32.

Being the same property conveyed to James C. Dorn by Home Owners' Loan Corporation by deed dated April 27, 1940, recorded in Book ____, Page ____, in the R. M. C. Office for Greenville County, South Carolina.

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.