

HOLC Form 651-A—SOUTH CAROLINA—Revised 10-9-39.

THE STATE OF SOUTH CAROLINA,

MORTGAGE PM-SC-C-25

COUNTY OF Greenville

County of Greenville, in the State of South Carolina.

KNOW ALL MEN BY THESE PRESENTS, That I, James W. Copeland, Jr., of the City of Greenville, in the/ 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

AND NO/100 THREE THOUSAND THREE HUNDRED AND SEVENTY-FIVE/ Dollars (\$ 3375.00)

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-five and 82/100 Dollars (\$25.82) on the 20th day of each month hereafter, beginning on the 20th day of July, 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.

SATISFIED AND CANCELLED OF RECORD
5 MAY 1947
R.M.C. FOR GREENVILLE COUNTY, S.C.
AT 12:39 P.M. REG. NO. 8686
For Satisfied See Book 362

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 Tindal Avenue, in sixth ward of City of Greenville, in County of Greenville, State of South Carolina, known as 16 Tindal Avenue, and being shown and Delineated as Lot #40, Block B of Cagle Park, as shown on plat of property made by R. E. Dalton, June 1915, recorded in Plat Book C, Page 238, and moare particularly described as follows: Beginning at an iron pipe on southern side of Tindal Avenue, corner of Lot #39, 429.1 ft E. from Augusta St.; thence with line of Lot #39 S. 12-31 E. 152 ft. to an iron pipe on line of Lot #8; thence with line of Lot #8 S. 89-07 W. 24 ft. to an iron pipe, corner of Lots 7 & 8; thence with line of Lot #7 & 8; thence with line of Lot #7 S. 73-01 W. 26 ft. to an iron pipe, corner of Lot #41; thence with line of Lot #41 N. 16-41 W. 155.5 ft. to iron pipe on Tindal Avenue; thence with said Tindal Avenue N. 83-07 E. 61 ft. to the beginning corner. Being also the same property conveyed to HOLC by deed dated September 5, 1936, and recorded in Book 187 of Deeds, Page 137, in the Office of the R. M. C. 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.