

MORTGAGE OF REAL ESTATE—G.R.E.M. 3-R

42750 PROVINCE-HARRARD CO.—GREENVILLE

FHA Form No. 2175 b
For use under Section 203
Revised ~~12/17/43~~ ~~12/17/43~~

March 15, 1940

STATE OF SOUTH CAROLINA,

County of Greenville.

ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Genevieve S. Shirley

Greenville, S. C.

hereinafter called the Mortgagor, send(s) greetings:

and T. A. Shirley and Jennie M. Sharp are
WHEREAS, the Mortgagor is well and truly indebted unto

Bank of Greenwood, Greenwood, S. C.,

a corporation organized and existing under the laws of the State of South Carolina, 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

Sixty-Seven Hundred and no/100

Dollars (\$6,700.00),

with interest from date at the rate of four and one-half per centum (4 1/2%) per annum until paid, said principal and interest being payable

at the office of Bank of Greenwood, in Greenwood, S. C.

or at such other place as the holder of the note may designate in writing, in monthly installments of Forty-two and 41/100

Dollars (\$42.41), commencing on the first day of September, 1940 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 August, 1960.

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 those certain pieces, parcels or lots of land with the buildings and improvements thereon situate, lying and being on the North side of West Faris Road, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lots No. 5 and 6, on plat of L. W. Faris property, known as Wildwood Terrace, made by Dalton & Neves, Engineers, June 1921 and having, according to a recent survey made by R. E. Dalton July 5, 1940, the following metes and Bounds, to-wit:

BEGINNING at an iron pin on the North side of West Faris Road, joint corner of Lots No. 5 and 7, said pin also being 851.3 feet in a Westerly direction from the Northwest corner of the intersection of West Faris Road and Aberdeen Drive and running thence with the North side of West Faris Road S. 70-50 W. 100.5 feet to an iron pin joint front corner of Lots No. 3 and 5; thence with the line of Lots No. 3 and 4, N. 26-05 W. 462.7 feet to an iron fence post; thence N. 78-51 E. 142.6 feet to an iron pin joint rear corner of Lots No. 6 and 8; thence with the line of Lots No. 7 and 8, S. 21-13 E. 440.5 feet to an iron pin on the North side of West Faris Road, the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of C. B. Martin dated August 25, 1939, and recorded in the R. M. C. Office for Greenville County, S. C. in Deeds Volume 213, at page 359.

FOR POSITION OF PARAGRAPH (b) AND 6 SEE OTHER SIDE OF PAGE

(b) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments.

6. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly, when due, any premiums on such insurance provisions for payment of which has not been made hereinbefore. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

Handwritten notes and stamps:
- "The Mortgage Assigned to Life Insurance Co of Va. 12th of Sept. 1940" (top right)
- "Assignment recorded 294 of R. M. C. Mortgage Office Greenville S. C. 181" (top right)
- "CORPORATE" stamp (middle)
- "RECORDED OF RECORD" stamp (middle)
- "M. M. C. OFFICE" stamp (middle)
- "GREENVILLE S. C." stamp (middle)
- "1940" stamp (middle)
- "2-30-40" stamp (middle)
- "M. M. C. OFFICE" stamp (middle)
- "RECORDED OF RECORD" stamp (middle)
- "GREENVILLE S. C." stamp (middle)