

MORTGAGE OF REAL ESTATE

FHA Form No. 7175b
(For use under Title I)
(Class 3 loans)

MORTGAGE

STATE OF SOUTH CAROLINA,)ss:
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: I Beatrice E. Bates of Greer, S. C., hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Greer, a corporation, 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 of TWENTY-THREE HUNDRED DOLLARS (\$2300.00), with interest from date at the rate of four and one-half per centum (4½%) per annum until paid, said principal and interest being payable at the office of Bank of Greer, in Greer, S. C., or at such other place as the holder of the note may designate in writing, in monthly installments of NINETEEN AND 50/100 DOLLARS (\$19.50), commencing on the first day of August, 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 July, 1955.

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 of that certain parcel or lot of land situate, lying and being on Conneticut Avenue in the Town of Greer, Chick Springs Township, Greenville County, State of South Carolina, designated as lot No. 7 of the property of I. O. and John A. Robinson according to plat by H. S. Brockman, Surveyor, dated November 21, 1939, and further described according to a plat by H. S. Brockman, Surveyor, dated July 10, 1940, and having the following courses and distances, to wit:

Beginning at an iron pin on the North side of Conneticut Avenue, and runs thence N. 12.15 E. 140 feet along the line of lot No. 6 to an iron pin; thence N. 75.35 W. 60 feet along line of lot No. 36 to an iron pin; thence S. 12.15 W. 140 feet along the line of lot No. 8 to an iron pin on Conneticut Avenue; thence S. 75.35 E. 60 feet along said avenue to the beginning corner.

This is the identical lot of land conveyed to I. O. Robinson to Beatrice E. Bates by deed dated April 5, 1940, and recorded in Deed Book 220 at page 175, R. M. C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described and all of the property hereinbefore mentioned is hereinafter referred to as "mortgaged property".

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants with the Mortgagee that Mortgagor is lawfully seized in fee of the mortgaged property; that said property is free from all encumbrances and liens whatsoever, except that Mortgagor has a good and legal right to sell and convey the same to Mortgagee; and that Mortgagor will warrant and defend the title to said property to Mortgagee forever against claims and demands of any person or persons whomsoever, and if Mortgagee shall bring or defend an action to protect or establish any of its rights hereunder, the Mortgagor will pay all costs and expenses including reasonable attorneys' fees, all of which shall be added to the indebtedness secured thereby.

FOR THE CONSIDERATION AFORESAID, It is further covenanted and agreed by and between the parties hereto that:

1. Mortgagor will repay to Mortgagee, immediately and without demand, all funds hereafter advanced by Mortgagee pursuant to any covenant or agreement herein contained or for any purpose, with interest thereon from date of advance until repaid, at the rate of four and one-half per centum (4½%) per annum, and will pay promptly when due and payable all indebtedness evidenced by said note. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, without premium or penalty, on the first day of any month prior to maturity: Provided, however, That written notice of an intention to exercise such privilege is given at least thirty (30) days prior to the date any such additional payment is made.

2. Together with and in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagor will pay to the Mortgagee, on the first day of each month until said note is fully paid, the following sums:

*Satisfied in full
Aug 8, 1940
Bank of Greer, S.C.
J. S. McLinnon
Cashier*
*Sept 14
J. S. McLinnon*
#13069