

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 14500-8-13-40

FHA Form No. 6177b

MORTGAGE

(Farm Mortgage)

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John Nance of Greenville County, S. C., hereinafter called the Mortgagor, send (s) greetings:
WHEREAS, the Mortgagor is well and truly indebted unto Southeastern Life Insurance Company a corporation organized and existing under the laws 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 of Four Thousand and no/100 Dollars (\$4,000.00), with interest from date at the rate of four and one-half per centum (4½%) per annum on the unpaid balance until paid, principal and interest being payable at the office of Southeastern Life Insurance Company in or at such other place as the holder hereof may designate in writing, in (monthly) installments of Twenty-five and 32/100 Dollars (\$25.32), commencing on the first day of July, 1941, and a like amount on the first day of each month in each year 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 June, 1961.

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 acknowledge, 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 that certain piece, parcel or tract of land, with the buildings and improvements thereon, situate, lying and being on the west side of Augusta Road in Oaklawn Township, Greenville County, South Carolina, and containing 65.26 acres, according to a survey made by W. J. Riddle May 19, 1941, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Augusta Road at corner of Ellen Woodside School lot, and running thence with said School lot line S. 87-10 W. 523.3 feet to an iron pin; thence still with said School property N. 2-50 W. 400 feet to an iron pin; thence continuing with said line N. 87-10 W. 580 feet to an iron pin; thence still with said School lot line S. 22-00 W. 81.2 feet to an iron pin; thence still with said School lot line and line of property belonging to Woodville Farms N. 85-30 W. 1401.8 feet to an iron pin; thence N. 18-15 E. 62.7 feet to an iron pin; thence S. 52-30 W. 330 feet to an iron pin in line of lands of John Mangum; thence with said Mangum line S. 54-30 W. 660 feet to a stake at corner of lands belonging to Scott; thence with said Scott line S. 77-30 E. crossing a small branch 555 feet to an iron pin; thence still with said Scott line running to and with a road known as Plantation Road S. 69-24 E. 225 feet to an iron pin in said Plantation Road; thence N. 64-40 E. 792 feet to an iron pin on the west side of Augusta Road at point where said Plantation Road enters Augusta Road; thence with said Augusta Road, N. 3-00 W. 667 feet to the beginning corner, being bounded on the north by lands of Ellen Woodside School property, Woodville Farms and on the west and northwest by property of John Mangum and on the south by lands belonging to Scott and Plantation Road and on the east by Augusta Road above referred to, also known as U. S. Highway No. 25.

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.

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole or in an amount equal to one or more (annual) (semi-annual) (monthly) payments on principal that are next due, on any periodic payment date; provided, however, that written notice of intention to exercise such privilege is given at least thirty (30) days prior to prepayment. In the event this debt is paid in full prior to maturity and while it is insured under the provisions of the National Housing Act, all parties liable for the payment of same, whether principal, surety, guarantor, or endorsed, agree to be jointly and severally bound to pay to the holder hereof an