MORTGAGE OF REAL ESTATE S. C. Form No. 6 HOME OWNERS LOAN CORPORATION THE STATE OF SOUTH CAROLINA) COUNTY OF GREENVILLE AMORATZATION MORTGAGE KNOW ALL MEN BY THESE PRESENTS: That we, Lidie and Agnes Grady and hereinar signated as Mortgagor, whether one or more, SEND GREETINGS: WHEREAS, the mortgagor stands indebted unto HOME OWNERS! LOAN CORPORATION: a Corporation created under Section 4 of an Act of Congress of the United States of America, known as Home Owners' Loan Act of 1933, approved June 13, 1933, 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 vevidened by a certain promissory note of even date herewith, for the full and just principal Sum of Kive Hundred Twelve and 50/100 Dollars (\$512.50), payable to the order of the mortgagee, pogether with interest thereon from the date at the rate of Five percentum (5%) per annum on the balance ramaining to time unpaid, both principal and interest being on an amortization plan in monthly installments of Three and 67/100 Dollars (\$3.67) per month on the first day of each and every month hereafter; the payments being applied, first, to interest on unpaid balances, and the remainder to principal until said debt is paid in full. Extra payments may be made on the due date of any installment, and 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 installments of principal and/or interest for a period of ninety (90) 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 Woodfin Avenue (formerly McKay Street) in Ward 6 of the City of Greenville, in Greenville Township, in the County of Greenville, in the State of South Carolina, known as No. 7 Woodfin Avenue and being known and designated as Lot No. 12 on plat of property of James Birnie made by R. E. Dalton, Engineer, March, 1924, recorded in Plat Book "F" at page 202, being bounded on the North by Woodfin Avenue (formerly McKay Street); on the East by lot now or formerly owned by H. T. Davis and Cora Davis; on the South by Wilkins Street and on the West by lot nor or formerly owned by James Birnie and having the following metes and bounds, towit: " BEGINNING at an iron stake on the Southern side of Woodfin Avenue, 160 feet West from Augusta Street, and running thence S. 6-23 E. 171 feet to an iron pin on Wilkins Street; thence with Wilkins Street, S. 86-39 W. 65 feet to an iron pin at corner of Lot No. 13; thence with line of Lot No. 13, N. 6-23 W. 170.7 feet to an iron pin on Woodfin Ave: thence with Woodfin Ave., N. 86-15 E. 65 feet to the point of beginning, said premises being that conveyed to Lidie and Agnes Grady by deed dated June 1, 1925, and recorded in the R. M. C. Office for Greenville County, in Book of Deeds 98, page 162." 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, masonary 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 be-. tween the parties hereto, their heirs, executors, administrators, successors and assigns and all ਪ੍ਰੈਲ of persons claiming by, through, or under them, and shall be dedmed to be part of the security for the indebtedness herein mentioned and to be covered by this mortgage. TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, its successor <u> > 대</u> and assigns, forever. And the mortgagor does hereby bind himself, his heirs, executors, administrators and assigns, and all other persons whomscever, lawfully claiming, or to claim, the same **73 a** or any part the reof. As a part of the consideration hereof and of the acts of said mortgagee hereunder, said mortgagor, on behalf of himself, his heirs, executors, administrators or assigns, hereby covenants ad and agrees with the mortgagee and represents and declares as follows:

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