

(Rev. Feb. 15, 1941)

# MORTGAGE

STATE OF SOUTH CAROLINA, }  
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We. G. B. Reed and Sara Reed

of

Greenville, South Carolina

, 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 THREE THOUSAND AND NO/100 Dollars (\$ 3,000.00 ), with interest from date at the rate of four and one/100 per centum ( 4 1/2 %) per annum until paid, said principal and interest being payable at the office of SOUTHEASTERN LIFE INSURANCE COMPANY in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of EIGHTEEN AND 99/100 Dollars (\$ 18.99 ), commencing on the first day of November, 19 41, 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 October, 19 61.

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 that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Northeast side of Claremore Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 31, Block I, Section No. 5 on plat of East Highlands Estates, made by Dalton & Neves, Engineers, February, 1941, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J, at pages 79 and 80, and having, according to said plat and a recent survey made by W. J. Riddle, August 20, 1941, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Claremore Avenue, joint front corner of lots 31 and 32, Block I, said pin also being 96.4 feet in a Southeastern direction from the Northeast corner of the intersection of Claremore Avenue and Highland Drive; and running thence with the line of Lot 32 N. 34-46 E. 157.7 feet to an iron pin in the line of Lot No. 33; thence with the line of Lot 33 S. 61-22 E. 95 feet to an iron pin in line of lot No. 30; thence with the line of Lot No. 30 S. 42-45 W. 176.5 feet to an iron pin on the Northeast side of Claremore Avenue; thence with the Northeast side of Claremore Avenue N. 49-31 W. 70 feet to the beginning corner.

For position of this paragraph see other side of page.

8. The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within eight months from the date hereof (Written statement of any officer or employee of the Federal Housing Administration dated subsequent to the eight months' time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility) the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

*Handwritten notes:*  
Paid in full  
Satisfied  
day of July  
Submitted to  
(Name formerly of Anderson)  
By: W. P. Treasurer  
witnesses:  
E. Clavin Board  
S. S. Board  
1941 July 50  
16645

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all 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.