

MORTGAGE OF REAL ESTATE

WALKER, FRANK & FOGGELL CO., COMMISSIONERS, S. C. 1886-1930

TO RECORDING OFFICER:
THIS IS NEW FORM AND MUST
BE RECORDED VERBATIM.

HOLC Form 651-A, South Carolina
Revised 5-26-41
Page 1.

Satisfaction to R.E.M. See Page 289. For Mortgage Book 213.

PM SC 10:58
SATISFIED AND CANCELLED OF
RECORD 9-25-42 BY OF
Office of the Recorder
S. M. C. FOR GREENVILLE COUNTY, S. C.
1942
9486

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That I (or we) James G. Taylor, of the City of Greenville, in the County of Greenville, in the State of South Carolina, and hereinafter known and designated as Mortgagor, whether one or more, SEND GREETINGS:

WHEREAS, the Mortgagor stands indebted unto HOME OWNERS' LOAN CORPORATION, a corporate instrumentality of the United States of America, organized and existing under and by virtue of an Act of Congress of the United States of America, known as Home Owners' Loan Act of 1933, as amended, with its principal place of business in the City of Washington, District of Columbia, in the United States of America, hereinafter known and designated Mortgagee, as evidenced by a certain promissory note of even date herewith, for the full and just principal sum of TWENTY-ONE HUNDRED FIFTEEN AND NO/100ths, Dollars (\$2115.00), payable to the order of Mortgagee, together with interest at the rate of four and one-half per centum per annum from date until paid, both principal and interest payable on an amortization plan in monthly installments of SIXTEEN AND 18/100ths Dollars (\$16.18), on the 27th day of each month thereafter, beginning on the 27th day of October, 1941, and continuing until fully paid; the payment to be applied first to interest on the unpaid balance and the remainder to principal until said debt is paid in full. Additional payments of principal in any amounts may be made at any time and shall be credited on such portions of the principal debt thereby evidenced as the owner or holder hereof shall elect. Interest will be charged only on the balance of said debt remaining unpaid. All of which, and such other terms and conditions as are contained in said note, will fully appear by reference thereto; default in payment of any installment of principal and/or interest for a period of thirty (30) 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 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 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 Heatherly Drive, near the City of Greenville, in Greenville Township, in the County of Greenville, in the State of South Carolina; being known and delineated as Lot No. 44 on a plat of property of Pride and Patton Land Company made by R. E. Dalton, Engineers, in June, 1920, recorded in Plat Book "E" at page 249; being bounded on the North by Heatherly Drive, on the East by Cleveland property, on the South by Lot #1, now or formerly owned by Fannie Green, and on the West by Lot No. 43, now or formerly owned by G. A. Wilson, and having the following metes and bounds: Beginning at an iron pin on the Southern side of Heatherly Drive, corner of Lot No. 43, and running thence with the line of said lot South 36-15 West 210 feet to an iron pin corner of Lot No. 1; thence with the line of said lot South 53-45 East 74.2 feet to a point in line of the Cleveland property; thence with the line of said property North 34-34 East 210.1 feet to a pin on Heatherly Drive; thence with the Southern side of Heatherly Drive North 53-45 West 68.1 feet to the beginning corner.

Being the same property as conveyed to Home Owners' Loan Corporation by Voluntary Deed dated February 25, 1941 and recorded in the R. M. C. Office for Greenville County in Book of Deeds 228, Page 325.

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, masonry 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 between the parties hereto, their heirs, administrators, executors, successors and assigns and all