FHA Form No. 2175b
(For use under Section 203)
~~(Rev. March 15, 1940)~~
(Rev. Feb. 15, 1941)



# MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, the Mortgagor is well and truly indebted unto I. J. D. Plowden, Greenville, S. C. hereinafter called the Mortgagor, send(s) greetings:

Alken Loan & Security 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 Nine Hundred Dollars ($ 3,900.00), 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 Alken Loan & Security Company in Florence, S. C., or at such other place as the holder of the note may designate in writing, in monthly installments of Twenty-one and 68/100 Dollars ($ 21.68), 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 66.

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 southeast side of Arthur Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 17 of Block O, on plat of O. P. Mills property recorded in the R. M. C. office for Greenville County, S. C., in Plat Book F, at page 299, and having, according to said plat and a recent survey made by R. E. Dalton, September 18, 1941, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Arthur Avenue, joint front corner of Lots 16 and 17 of Block O, said pin being 895.5 feet in a northeasterly direction from the northeast corner of the intersection of Arthur Avenue and Grove Road, and running thence with the line of Lot 16 S. 24-26 E. 180 feet to a stake; thence with the line of Lot 13 N. 70-39 E. 58 feet to an iron pin; thence with the line of Lot 18 N. 24-0 W. 192.9 feet to an iron pin on the southeast side of Arthur Avenue; thence with the southeast side of Arthur Avenue in a curved line in a southwesterly direction to an iron pin (the chord of which is S. 58-00 W. 60 feet) to the beginning corner.

For position of this paragraph see reverse side.

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.

In witness whereof said Mortgagor has caused its corporate seal to be hereunto affixed, and has caused these presents to be signed in its corporate name by its President, attested by its Secretary, and its corporate seal to be affixed hereunto by its President, attested by its Secretary, this the 25th day of April, 1941.

Witnesses:
Mary L. Powers
Brandie B. Morton

Alken Loan & Security Company
By: [illegible] President
Attest: Robt. [illegible] Secretary

CORPORATE SEAL

#5067 SATISFIED AND CANCELLED OF RECORD 30th DAY OF April 1945
Alice Farnsworth
R.M.C. OF GREENVILLE COUNTY, S.C.
AT 11:40 O'CLOCK A. M.

This Mortgage Assigned to Pelkahise Life Ins. Co.
on 27th day of May 1942
in Vol. 312 of R. E. Mortgages on Page 73
Assignment recorded
#6103

Together with all and singular the rights, members, hereditaments, and appurtances 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, it successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple, that he has good right and