

MORTGAGE OF REAL ESTATE

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

SC-C-129-PO
MORTGAGE

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I (or we) H. Earle Seaborn, of the City of Greenville, in the County of Greenville, in the State of South Carolina, and hereafter 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, D. C., in the United States of America, hereinafter known and designated as Mortgagee, as evidenced by a certain promissory note of even date herewith, for the full and just principal sum of ONE THOUSAND ONE HUNDRED AND NO/100 Dollars (\$1,100.00), payable to the order of Mortgagee, together with interest at the rate of 4 1/2 per centum per annum from date until paid, both principal and interest payable on an amortization plan in monthly installments of EIGHT and 41/100 Dollars (\$8.41), on the 20th day of each month thereafter, beginning on the 20th day of February, 1942, and continuing until fully paid; the payments 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 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, 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 northern side of Iola Street, in the Town of West Greenville, in Greenville Township, in the County of Greenville, in the State of South Carolina; being shown and delineated as Lot No. 79 on plat of property of Cleveland, Williams, Mills and Symmes, known as "Donwood", made by R. E. Dalton, Engineer, May 20, in 1910, recorded in the R. M. C. Office for Greenville County in Plat Book "A" at Page 462; bounded on the North by lot No. 84 now or formerly owned by Julius H. Haywood; on the east by lot No. 78, now or formerly owned by W. F. Foster and Annie Foster; on the south by Iola Street; and on the west by lot No. 80, now or formerly owned by Julius H. Haywood; and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Iola Street, corner of Lot No. 78 and running thence with the line of said lot, North 15-20 West 150 feet to a stake, corner of Lot No. 84; thence with the line of said Lot, South 74-26 West 50 feet to a stake, corner of Lot No. 80; thence with the line of said Lot, South 15-20 East 150 feet to Iola Street; thence with the northern side of Iola Street, North 74-26 East 50 feet to the beginning corner.

Being the same property conveyed to the Home Owners' Loan Corporation by Deed recorded in Book 236, page 211, in the R. M. C. Office for Greenville County, South Carolina.

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 present, 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 persons claiming by, through, or under them, and shall be deemed 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