

JAN 15 4 08 PM 1948

FHA Form No. 3175-b  
(For use under Section 602)  
(Revised 7-1-48)

OLLIE FARNSWORTH  
R. M. C.

# MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**Better Home Builders, Inc.**

**Greenville, South Carolina**

of  
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **Aiken Loan and 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 **Sixty-Four Hundred and No/100 - - - - - Dollars (\$ 6400.00 )**, with interest from date at the rate of **Four - - - - - per centum ( 4 % )** per annum until paid, said principal and interest being payable at the office of **Aiken Loan and Security Company** in **Florence, South Carolina**, or at such other place as the holder of the note may designate in writing, in monthly installments of **Thirty-Three and 79/100 - - - - - Dollars (\$33.79 )**, commencing on the first day of **March**, 1948, 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 **February**, 19 73.

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 lot of land in **Greenville Township**, on the Northern side of **Pleasant Ridge Avenue** in the City of **Greenville**, being a portion of Lots Nos. 4 and 5 as shown on plat of **Pleasant Valley** made by **Dalton and Neves** in April, 1946, recorded in the R. M. C. Office for **Greenville County** in Plat Book "P" at Page 93 and according to survey made by **A. C. Crouch** on January 12, 1948, is described as follows:

BEGINNING at a stake on the Northern side of **Pleasant Ridge Avenue**, 376.7 feet West from **Old Augusta Road**, and running thence N. 0-08 W. 160 feet to a stake; thence S. 89-52 W. 60 feet to a stake; thence S. 0-08 E. 160 feet to a stake on the Northern side of **Pleasant Ridge Avenue**; thence with the Northern side of **Pleasant Ridge Avenue**, N. 89-52 E. 60 feet to the beginning corner.

Said premises being a portion of the property conveyed to the mortgagor by **David G. Traxler** by deed dated January 2, 1948.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all the buildings, walks, fences, shrubbery, driveways, improvements and fixtures of every kind, including stoves, refrigerators, ranges, cabinets, venetian blinds, heaters, boilers, radiators, engines, machines, motors, screens, blinds, doors, hardware, wires, switches, electric fixtures, bells, insulations, and all other water, plumbing, ventilating, and heating equipment, including stokers, oil burners, tanks, air conditioning equipment now upon or which may hereafter be placed upon said property, shall be deemed to be fixtures and part of the realty herein conveyed, and shall be deemed part of the security for the indebtedness herein mentioned, and shall be covered by this mortgage.

*Handwritten:* Mortgage assigned to **Home Life Ins. Co.**  
to **13** day of **May** 19 **48**  
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