

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

FILED
GREENVILLE CO. S. C.

MORTGAGE

JUN 14 4 28 PM 1948

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

OLLIE FARNSWORTH
R. M. C.

To ALL WHOM THESE PRESENTS MAY CONCERN:

WE, Better Home Builders, Inc.
Greenville, S. C.

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

WHEREAS, the Mortgagor is well and truly indebted unto **Aiken 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 **Sixty-Six Hundred and No/100 Dollars (\$6600.00)**, 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 & 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 **Thirty-Four and 85/100- - - - - Dollars (\$ 34.85)**, commencing on the first day of **July**, 19 **48**, 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 **June**, 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**, in **Greenville Township**, State of South Carolina; on the Eastern side of West Fairview Avenue, near the City of Greenville, being a portion of lots # 29 and 30 as shown on plat of Druid Hills made by Dalton & Neves in January, 1947, recorded in the R.M.C. Office for Greenville County in Plat Book "P" at Page 113 and according to a recent survey made by Piedmont Engineering Service dated April 27, 1948, is described as follows:

"BEGINNING at a stake on the Eastern side of West Fairview Avenue, 496.5 feet North from Townes Street Extension, and running thence S. 68-01 E. 146.5 feet to a stake; thence N. 17-17 E. 74 feet to a stake; thence N. 73-08 W. 147.2 feet to a stake on West Fairview Avenue; thence with the Eastern side of West Fairview Avenue, S. 16-22 W. 60 feet to the beginning corner."

Being a portion of the property conveyed to the mortgagor by O. Y. Brownlee by deed dated May 3, 1948, recorded in Book of Deeds 346 at Page 96.

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.

Home Life Ins. Co.