

FHA Form No. 2175-<sup>ra</sup>  
(For use under Sections 203-603)  
(Eff. August 1947)

## MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

K. T. Holcombe, Jr. (K.T. Holcombe) of  
Greenville, S. C. , hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Fidelity Federal Savings and Loan Association, Greenville, S. C.

, a corporation organized and existing under the laws of the United States of America , 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 Seventy-three and No/100 - - Dollars (\$ 7300.00 ), with interest from date at the rate of four and one-half per centum (  $4\frac{1}{2}$  %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings and Loan Association in Greenville, S. C. , or at such other place as the holder of the note may designate in writing, in monthly installments of Forty and 59/100 - - - - - Dollars (\$ 40.59 ), commencing on the first day of June , 1950 , 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 May , 1975 .

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 at the Southeast corner of the intersection of Potomac Avenue and Long Hill Street in that area recently annexed to the City of Greenville, in Greenville County, S. C., being shown as part of Lots 245 and 246 on Plat of Pleasant Valley, made by Dalton & Neves, Engineers, April 1946, revised through November, 1948, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "P", pages 92 and 93 and having according to said plat and a recent survey made by R. W. Dalton, Surveyor, May 2, 1950, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of Potomac Avenue and Long Hill Street and running thence along the South side of Potomac Avenue N. 89-52 E. 44.5 feet to an iron pin in front line of Lot 246; thence S. 0-08 E. 170 feet to an iron pin; thence S. 89-52 W. 69.5 feet to an iron pin on the East side of Long Hill Street; thence along the East side of Long Hill Street N. 0-08 W. 145 feet to an iron pin; thence continuing with the curve of Long Hill Street (the chord being N. 44-52 E. 35.3 feet) to an iron pin on the South side of Potomac Avenue the beginning corner.

The mortgagor covenants and agrees that so long as this mortgage and the said note secured hereby are insured under the provisions of the National Housing Act, he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgaged property on the basis of race, color, or creed. Upon any violation of this undertaking, the mortgagee may, at its option, declare the unpaid balance of the debt secured hereby immediately due and payable.

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 heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.