

(South Carolina)
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }
TO ALL WHOM THESE PRESENTS MAY CONCERN;

Elizabeth C. Butler of
Greenville County, S. C. hereinafter called the Mortgagor,
sends (s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Institute For Essential Housing, Inc., a corporation organized and existing under the laws of New Jersey, 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 Seven Thousand Eighteen and 31/100 Dollars (\$ 7,018.31), with interest from maturity at the rate of six per centum (6%) per annum until paid, said principal being payable at the office of Mortgagee, or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty Six and 61/100 Dollars (\$ 56.61), commencing on the first day of August, 1961, and on the first day of each month thereafter until the principal is fully paid, except that the final payment of principal, if not sooner paid shall be due, and payable on the first day of July, 1966 and shall be the balance then due on this note.

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 as 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; on the western side of Charles Drive near Conestee and being known and designated as Lot No. 118 on plat entitled "Conestee Plat No. 2" recorded in the R. M. C. Office for Greenville County in Plat Book "A", at Page 384 and having, according to said plat, the following metes and bound, to-wit:

BEGINNING at a point on the western side of Charles Drive at the joint front corner of Lots Nos. 117 and 118 and running thence along said Drive, N. 3-44 W. 70 feet to a point; thence along the joint line of Lots Nos. 118 and 119, N. 75-21 W. 282.8 feet to a point on the eastern side of West Pine Lake Circle; thence along said Circle, S. 20-13 W. to a point at the joint rear corner of Lots Nos. 117 and 118; thence along the joint line of said Lots, S. 75-21 E. 558.4 feet to the point of beginning.

The above is one of the lots conveyed to the mortgagor by Robert Lee Butler by deed recorded in Deed Book 477, Page 231. The interest of Robert Lee Butler in the above lot was conveyed to the mortgagor by deed recorded herewith 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute; that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of the indebtedness evidenced by the said note, at the times and in the manner therein provided.
2. That he will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, and in default thereof the Mortgagee may pay the same, and that he will promptly deliver the official receipts therefor to the Mortgagee. If the Mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, the Mortgagee may pay the same, and all sums so paid shall bear interest at the rate set forth in the note secured hereby from the date of such payment and shall be secured by the mortgage.