

# MORTGAGE

APR 25 2 03 PM 1962

OLLIE F. WORTH  
R.M.C.

STATE OF SOUTH CAROLINA, } ss:  
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES M. MARTIN and VIRGINIA P. MARTIN of  
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto NEAL J. HARDY, of Washington, D.C., as Federal Housing Commissioner, his successors and assigns

organized and existing under the laws of <sup>incorporation</sup>, 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 TWELVE THOUSAND TWO HUNDRED Dollars (\$ 12,200.00 ), with interest from date at the rate of five and one quarter -----per centum ( 5 1/4 %) per annum until paid, said principal and interest being payable at the office of the Federal Housing Administration in Washington, D. C. or at such other place as the holder of the note may designate in writing, in monthly installments of SIXTY SEVEN AND 47/100 ----- Dollars (\$ 67.47 ), commencing on the first day of June, 1962, 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, 1992.

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 with the buildings and improvements thereon situate on the North-western side of Club Circle, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 19 A on plat of property of Roy W. Boggess and Walter L. Miller, Jr. (formerly property of Greenville Motor Boat Club, Inc.) made by Jones & Sutherland, Engineers, dated January 8, 1960, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book UU at page 7 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Club Circle at the joint front corner of Lots 19 and 19 A and runs thence along the line of Lot 19 N. 47-15 W. 304.1 feet to an iron pin; thence S. 8-14 W. 37.8 feet to an iron pin; thence S. 37-01 W. 65.4 feet to an iron pin; thence with the line of Lot 18 A S. 50-38 E. 293.7 feet to an iron pin on the Northwestern side of Club Circle; thence with the curve of Club Circle, the chord being N. 22-44 E., 85 feet, to the beginning corner.

THIS MORTGAGE is given to secure a part of the purchase price of the above property.

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

This Mortgage Assigned to *Judith M. North* on *10/1/62* day of *October*, 19*62*. Assignment recorded in Vol. *144* of R. E. Mortgages on Page *1*