

NOV 2 11 46 AM 1962

FHA-300907-46

# MORTGAGE

OLLIE FARNSWORTH  
R.M.C.

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

To ALL WHOM THESE PRESENTS MAY CONCERN: JESSE D. STEPHENS & MARY T. STEPHENS

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 ~~TEN THOUSAND ONE HUNDRED FIFTY~~ Dollars (\$ ~~10,150.00~~), with interest from date at the rate of five and one-fourth ~~per centum~~ ( <sup>5 1/4</sup> %) 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 ~~FIFTY-SIX AND 13/100~~ Dollars (\$ ~~56.13~~), commencing on the first day of January, 19 63, 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 December, 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 in the county of Greenville, state of South Carolina, known and designated as Lot No. 45, Section 1, on plat of OAK CREST subdivision, recorded in plat book "GG" at Pages 130 and 131 of the RMC Office for Greenville County, South Carolina, said lot having a frontage of 75 feet on the southeast side of Templewood Drive, a parallel depth of 150 feet and a rear width of 75 feet.

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 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.

*Federal Natl. Mtg. Assn.  
Oct. 23 1962  
14 287*