

MORTGAGE

JAN 25 10 49 AM 1963

OLLIE T. H. SMURTH R. M. C.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: ALLEN E. SMOAK & BEVERLY L. SMOAK

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.

recognized and existing under the laws of the State 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 TEN THOUSAND ONE HUNDRED FIFTY Dollars (\$10,150.00), with interest from date at the rate of five and one-fourth 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 FIFTY-SIX AND 13/100 Dollars (\$ 56.13), commencing on the first day of MARCH, 1963, 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 FEBRUARY, 19 93.

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, on the easterly side of East Dorchester Boulevard and the northerly side of Camden Lane, near the City of Greenville, S. C., being known and designated as Lot No. 60 or plat of Belle Meade as recorded in the RMG Office for Greenville County, S.C. in Plat Book EE, pages 116-117, and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on the northerly side of Camden Lane, said iron pin being the joint front corner of Lots 60 and 61, and running thence N 32-45 W 186.5 feet to an iron pin; thence S 61-42 W 53.6 feet to an iron pin on the easterly side of East Dorchester Boulevard; thence with said easterly side of East Dorchester Boulevard S 19-0 E 179.7 feet; thence with the curve of the northeasterly intersection of said East Dorchester Boulevard and Camden Lane, the chord of which is S 66-38 E 33.6 feet to pin on the northerly side of Camden Lane; thence N 65-35 E 20.4 feet; thence N 48-25 E 56.9 feet to beginning corner. This property is subject to a 37 foot right-of-way to Duke Power Company all as fully shown in Plat Book EE, pages 116 and 117, above referred to.

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. Co. 1st April 1963