

MORTGAGE USA-46-068289

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

OLLIE FANNING WORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: MARTIN R. MOODY

GREENVILLE, SOUTH CAROLINA, hereinafter called the Mortgagor, and (s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto PHILIP N. BROWNSTEIN, OF WASHINGTON, D.C., AS FEDERAL HOUSING COMMISSIONER, HIS SUCCESSORS AND ASSIGNS.

~~organized and existing under the laws of~~ ~~incorporation~~, 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 SIX THOUSAND ONE HUNDRED AND 00/100 Dollars (\$6,100.00), 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 THIRTY-SIX AND 60/100 Dollars (\$36.60), commencing on the first day of AUGUST, 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 JULY, 1988.

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 on the southwesterly side of Evergreen Street, near Greenville, S. C., and being known and designated as the major portion of Lot No. 75 on plat of property of Colonia Company made by Dalton & Nevas, September 1925, recorded in Plat Book G, page 112, of the RMC Office for Greenville County, S. C., and having according to a recent survey made by C.C. Jones, Engineer, January 30, 1961, the following metes and bounds, to-wit: Beginning at an iron pin on the southwest side of Evergreen Street (formerly Douglas Avenue) the joint front corner of Lots Nos. 75 and 76; thence with the joint line of said Lots S 46-03 W 337.9 feet to the edge of a 12 foot alley; thence with the line of said alley S 41-45 E 60 feet to an iron pin, corner of Lot No. 74; thence with the line of said Lot N 46-03 E 340.2 feet to an iron pin on the southwest side of Evergreen Street; thence with the southwest side of said Street N 44-02 E 60 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 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.

This Mortgage Assigned to Federal National Mortgage Assn.
on 1 day of May 1964. Assignment recorded
in Vol. 925 of R. E. Mortgage Page 583