

This Mortgage made this 2nd day of July 1963 between Mrs. Ollie Farnsworth R. M. C. and William & Sarah Davis

called the Mortgage, and Domestic Loans of Greenville, Inc., hereinafter called the Mortgagee.

WITNESSETH

WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgagee in the full and just sum of Nine Hundred dollars and no/100 Dollars (\$ 900.00), with interest from the date of maturity of said note at the rate set forth herein, due and payable in consecutive installments of \$ 50.00 each, and a final installment of the unpaid balance, the first of said installments being due and payable on the 3rd day of August 1963, and the other installments being due and payable on

- the same day of each month
of each week
of every other week
the and day of each month

until the whole of said indebtedness is paid.

NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$3.00 to him in hand by the Mortgagee at and before the making and delivery of these presents hereby bargains, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in Greenville, County, South Carolina:

One house and lot- In Ward One of the City of Greenville, on Echols Street, fronting seventy-seven feet on said street, containing Seven Thousand Seven Hundred square feet, more or less, being a portion of that lot conveyed to Henry Sims by Alex McBeck by Deed bearing date the 2nd of September, A. D. 1895, and recorded in the R. M. C. Office for Greenville County in Book BBB, page 445, and being the same lot conveyed to Adile Mae Fleming and C. E. Cooke by Deed recorded in Volume KKK, at page 33; also see Deed Book 776, at page 77, RMC office for Greenville County.

Handwritten signatures and scribbles in the center of the page.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be erected or placed thereon.

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. To pay all sums secured hereby when due.
2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.
3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the building and improvements now situate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the policies for such required insurance to the Mortgagee.
4. In case of breach of covenants numbered 2 or 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurance and pay the premiums, and cause to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.