

MAY 6 4 51 PM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1189 PAGE 445

FHA FORM NO. 2175m
(Rev. March 1970)

MORTGAGE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Joyce D. McKee

Greenville County, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **Thomas & Hill, Inc.**, a West Virginia Corporation, with principal place of business at 818 Virginia Street, East, Charleston, West Virginia

organized and existing under the laws of **West Virginia**, a corporation 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 **Seven Thousand Three Hundred Fifty and no/100** Dollars (\$ **7,350.00**), with interest from date at the rate of **seven** per centum (**7** %) per annum until paid, said principal and interest being payable at the office of **Thomas & Hill, Inc.** in **Charleston, West Virginia**

or at such other place as the holder of the note may designate in writing, in monthly installments of **Forty Eight and 96/100** Dollars (\$ **48.96**), commencing on the first day of **June**, 1971, 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**, 2001

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 piece, parcel or lot of land being shown and designated as lot 77 on a plat of "Subdivision of Abney Mills- Renfrew Plant" and recorded in the R.M.C. Office for Greenville County in plat book QQ, page 53 and on a more recent plat of property of Joyce D. McKee dated April 26, 1971 by Carolina Surveying Co. and having according to said plat the following metes and bounds, to-wit:**

Beginning at an iron pin on the northern edge of Circle Road at joint front corner of lots 76 and 77 and running thence with lot 76, N 13-55 W, 160 feet to iron pin; thence N 82-09 E, 94.3 feet to an iron pin; thence S 0-56 W, 160 feet to an iron pin on the northern edge of Circle Road; thence with the northern edge of Circle Road S 80-47 W, 53 feet to an iron pin being the point of beginning.

The grantor covenants and agrees that so long as this Mortgage, and the Note secured hereby are guaranteed under the Servicemen's Readjustment Act, whichever is applicable, he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the subject property on the basis of race, color or creed. Upon violation of this covenant, the noteholder may, at its option, declare the unpaid balance of the debt secured hereby immediately due and payable.

The said parties of the first part hereby covenant and agree that this is a purchase money mortgage which is executed and delivered as security for the purchase money paid as consideration for the conveyance of the above described property.