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GREENVILLE, CO. S. C.

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BOOK 1192 PAGE 309

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

OLLIE FARNSWORTH
B.M.C.
MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles E. Craft

Greenville County

of
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

, a corporation organized and existing under the laws of West Virginia, 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 --Twenty Two Thousand Seven Hundred and No/100----- Dollars (\$22,700.00), 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., 818 Virginia Street, East in Charleston, West Virginia or at such other place as the holder of the note may designate in writing, in monthly installments of ----- One Hundred Fifty One and 18/100----- Dollars (\$151.18), 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 those certain pieces, parcels or lots of land, situate, lying and being on the east side of Hastings Circle, in the County of Greenville, State of South Carolina, being shown and designated as Lot 41 and part of Lot 42 on plat of Coral Ridge recorded in the RMC Office for Greenville County in Plat Book XX, at Page 119, reference to said plat being craved for a complete and detailed description thereof; said plat being made a part hereof and incorporated herein by reference.

The grantor covenants and agrees that so long as this Mortgage and the Note secured hereby are guaranteed under the Servicemen's Readjustment Act, 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.