

FILED
GREENVILLE, CO. S. C.

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BOOK 1207 PAGE 162

OLLIE FARNSWORTH
R.H.C.

SOUTH CAROLINA
FHA FORM NO. 2175m
(Rev. March 1971)

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN: Paul E. Nettles and Ella Mae Nettles

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

WHEREAS, the Mortgagor is well and truly indebted unto Thomas & Hill, Inc.

, 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 in-
corporated herein by reference, in the principal sum of Eight Thousand Four Hundred Fifty and No/100
-----Dollars (\$ 8,450.00), 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 Fifty-Six
and 28/100-----Dollars (\$56.28),
commencing on the first day of November, 19 71, 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 October, 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 Mort-
gagor 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 in the County of Greenville, State of South Carolina,
situate, lying and being on the eastern side of Smythe Avenue, being known and designated
as Lot No. 29, Section 4, on a plat of Subdivision for Dunean Mills, Greenville, South
Carolina, recorded in the RMC Office for Greenville County in Plat Book S at Page 173,
and having such metes and bounds, as shown thereon, reference to said plat being made for
more complete description.

The grantor covenants and agrees that so long as this Deed of Trust, Security Deed, or
Mortgage, whichever is applicable, 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 deed of trust/mortgage which is executed and delivered as security for the purchase
money paid as consideration for the conveyance of the above described 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 ab-
solute, 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 for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at
the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal
to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior
to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty
(30) days prior to prepayment; and, provided, further, that in the event the debt is paid in full prior to maturity and