

GREENVILLE CO. S. C.

JAN 14 12 02 PM '72

BOOK 1219 PAGE 261

FHA FORM NO. 2175m
(Rev. July 1969)

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

} ss: -

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jimmy Thomas and Eliza D. Thomas of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **Frederick W. Berens, Inc.**,

a corporation organized and existing under the laws of the State of Delaware, 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 **Sixteen Thousand Five Hundred and No/100---Dollars (\$ 16,500.00)**, 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 **Frederick W. Berens, Inc., Box 1917, in Washington, D. C. 20013**

or at such other place as the holder of the note may designate in writing, in monthly installments of **One Hundred Nine and 89/100---Dollars (\$ 109.89)**, commencing on the first day of **January**, 19 **72**, 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 **December**, 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 certain piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on Glenn Road in Greenville County, South Carolina, being shown as Part of Lot 11, Block "A," on a plat of Property of Jimmy Thomas and Eliza D. Thomas, recorded in the R.M.C. Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Glenn Road, at the joint front corner of Lots 10 and 11, and running thence N 52-10 W, 75 ft. to a point; thence N 20-35 E, 210.4 ft. to a point; thence S 87-30 E, 50 ft. to a point at the joint rear corner of Lots 10 and 11; thence along the joint line of Lots 10 and 11, S 15-02 W, 249.4 ft. to the point of beginning.

"Subject to all restrictions, rights-of-way, easements and other conditions in the deeds forming the chain of title to the captioned property."

"In the event this loan is not insured by the Veterans Administration or Federal Housing Administration, as appropriate, within 60 days after presentation, the entire loan may be declared due and payable, at the option of the holder of the note."

"Until the Note secured by the Deed of Trust has been paid in full, or otherwise terminated, we will not file for record any restriction upon the sale or occupancy of the mortgaged property on the basis of race, color, or creed or execute any agreement, lease or conveyance affecting the mortgaged property which imposes any such restriction upon its sale or occupancy. We also agree that this covenant shall be binding on the heirs, or assigns, and upon violation thereof, the unpaid balance of the secured Note may, at the option of the holder, be declared immediately due and payable."

This Mortgage Assigned to: Manufacturers Hanover Mortgage Corp.

From Frederick W. Berens, Inc.
on 29th Aug. 19 80 Assignment recorded
in Vol. 1545 of R. M. C. Mortgage on Page 149
This 24th of June 19 81 # 35663

SATISFIED AND CANCELLED UPON RECEIPT
17 DAY OF March 19 89
Donnie S. Traylor
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:36 O'CLOCK A. M. NO. 11683

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 112 PAGE 1670