

## MORTGAGE OF REAL ESTATE

WALKER, EVANS &amp; COXWELL CO., CHARLESTON, S. C. 14888-8-19-40

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That F. S. HENDRICKS, INC., a Corporation, incorporated under the laws of the State of South Carolina, and hereinafter known and designated as Mortgagor, is indebted unto HOME OWNERS' LOAN CORPORATION, a corporate instrumentality of the United States of America, organized and existing under and by virtue of an Act of Congress of the United States of America, known as Home Owners' Loan Act of 1933, as amended, with its principal place of business in the City of Washington, District of Columbia, in the United States of America, hereinafter known and designated Mortgagee, as evidenced by a certain promissory note of even date herewith, for the full and just principal sum of One Thousand Eight Hundred Fifty-six and 3/100 (\$1,856.03) Dollars, payable to the order of Mortgagee, together with interest at the rate of 5 per centum from date until paid, both principal and interest payable on an amortization plan in monthly installments of Twenty-one and 72/100 (\$21.72) Dollars, on the 1st day of each month hereafter, beginning on the 1st day of March 1937, and continuing until fully paid; the payments to be applied first to interest on the unpaid balance and the remainder to principal until said debt is paid in full. Additional payments of principal in any amounts may be made at any time and shall be credited on such portions of the principal debt thereby evidenced as the owner or holder hereof shall elect. Interest will be charged only on the balance of said debt remaining unpaid. All of which, and such other terms and conditions as are contained in said note, will fully appear by reference thereto; default in payment of any installment of principal and/or interest for a period of thirty (30) days to render the whole debt due at the option of the Mortgagee.

NOW KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and the sum of money aforesaid, and for better securing the payment thereof to the said Mortgagee, according to the terms of the said note and of this mortgage, and also in consideration of the further sum of Three Dollars (\$3.00) to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, has granted, bargained, sold and released, in fee simple, and by these presents does grant, bargain sell and release, in fee simple, unto the Mortgagee, its successors and assigns, the following described land, to-wit:

All that piece, parcel or lot of land, with the improvements thereon, situated, lying and being on the northern side of King Street, in the City of Greenville, in Greenville Township, in the County of Greenville, in the State of South Carolina, known as #205 King Street; being shown and delineated as Lot #12, Block 2, Page 26 in the City Block Book; being bounded on the south by King Street; on the west by lot #11 now or formerly owned by Wm. B. Batson; on the north by Lot #10 now or formerly owned by Rose Terrell; and on the east by Lots #2 and #1 now or formerly owned by Gertrude Adams and J. C. Bailey, respectively; and having the following metes and bounds, to-wit: Beginning at an iron pin on the northern side of King Street, approximately 113 feet southwest from the intersection of King Street and Hampton Avenue (formerly Highland Avenue); and running thence in a northwesterly direction along the rear line of Lots #1 and #2, 99.7 feet to an iron pin, corner of Lot #10; thence along the line of said lot in a southwesterly direction 65.3 feet to corner of Lot #11; thence along the line of said lot in a southeasterly direction 99.2 feet to an iron pin on King Street; thence with the northern side of King Street in a northeasterly direction 69 feet to the point of beginning; said premises being that conveyed to Home Owners' Loan Corporation by D. J. Carr by deed in lieu of foreclosure, dated October 21, 1936, recorded in Book 186 of Deeds, page 123, in the office of the R. M. C. for Greenville County, South Carolina.

TOGETHER, with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

AND IT IS AGREED, by and between the said parties, that all plumbing, heating and lighting fixtures and appurtenances, and all such other goods and effects as are ever furnished by a landlord in letting any unfurnished building, which are or shall be attached to the building covered by these presents, by nails, screws, bolts, pipe connections, masonry or in any manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their successors and assigns, and all persons claiming by, through, or under them, and shall be deemed to be part of the security for the indebtedness herein mentioned, and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said premises unto the said Mortgagee, its successors and assigns, forever. And the Mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto the Mortgagee, its successors and assigns, from and against the Mortgagor, its successors and assigns, and all other persons whomsoever, lawfully claiming, or to claim, the same or any part thereof.

As a part of the consideration hereof and of the acts of said Mortgagee hereunder, said Mortgagor, on behalf of its successors and assigns, hereby covenants and agrees with the Mortgagee