

SEP 5 12:05 PM 1962 FHA-302737-46

# MORTGAGE

OTHER THAN FEDERAL HOME LOAN BOARD 900 Page 259

STATE OF SOUTH CAROLINA, } ss:  
COUNTY OF Greenville

To ALL WHOM THESE PRESENTS MAY CONCERN: James C. Dudley and Freya D. Dudley

of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Neal J. Hardy, of Washington, D.C., as Federal Housing Commissioner, his successors and assigns.

organized and existing under the laws of <sup>incorporation</sup>, 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 NINE THOUSAND TWO HUNDRED FIFTY Dollars (\$9,250.00), with interest from date at the rate of five and one-fourth per centum (  $5\frac{1}{4}$  %) per annum until paid, said principal and interest being payable at the office of the Federal Housing Administration in Washington, D. C.

or at such other place as the holder of the note may designate in writing, in monthly installments of FIFTY-FIVE AND 50/100 Dollars (\$55.50), commencing on the first day of November, 1962, 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, 1967.

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 lot of land with the buildings and improvements thereon, situate on the South side of Pasadena Avenue, in the City of Greenville, in Greenville County, South Carolina, being known and designated as Lot 398 on plat of Pleasant Valley, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB, page 163, and having according to said plat the following metes and bounds, to wit: Beginning at an iron pin on the Southerly side of Pasadena Avenue, joint front corner of Lots 397 and 398 and running thence along the common line of said lots South 0° 08' East 188.8 feet to an iron pin on the Northwesterly line of Prosperity Ave., thence along said avenue North 45° 55' East 83.4 feet to an iron pin, joint corner of Lots 398 and 399; thence along the common line of said lots North 0° 08' West 130.8 feet to an iron pin on the Southerly side of Pasadena Ave.; thence along said Avenue South 89° 52' West 60 feet to an iron pin, the point of beginning.

This mortgage is given to secure a part of the purchase price of the above 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 absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the

This mortgage Assigned to Federal Natl. Mtg. Assn. on 1st day of July, 1962. Assignment recorded in Vol. 261 of R. E. Mortgages on Page 27