

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

FILED
GREENVILLE, CO. S. C.

AUG 26 12 04 PM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1204 PAGE 91

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MARVIN C. ANDERSON AND BETTY F. ANDERSON of
Greenville County, South Carolina, 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, E. Charleston, West Virginia, 25,327, a corporation organized and existing under the laws of the State 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 Sixteen Thousand Two Hundred----- Dollars (\$ 16,200.00), 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 One Hundred and Seven and 89/100-----Dollars (\$ 107.89), commencing on the first day of October, 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 September, 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, Chick Springs Township State of South Carolina: being shown and designated as Lots Nos. 46 and 48 on a plat of the Sarah E. Adams property prepared by Piedmont Engineering Service and dated August, 1947 and revised in April, 1948 and recorded in Plat Book S at page 19, in the R.M.C. Office for Greenville County. Reference is hereby made to said Plat for a more complete description.

The grantor(s) covenant(s) and agree(s) 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, which ever 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.