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GREENVILLE CO. S. C.
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OLLIE FARNSWORTH
R. M. C.
MORTGAGE

BOOK 1221 PAGE 529

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

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: JOHN D. PEARSON and RENA G.

PEARSON 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, East, Charleston, West Virginia 25327,

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 FIFTEEN THOUSAND and no/100----- Dollars (\$ 15,000.00), 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., 818 Virginia Street, East in Charleston, West Virginia, 25327 or at such other place as the holder of the note may designate in writing, in monthly installments of Ninety Nine and 90/100----- Dollars (\$ 99.90), commencing on the first day of April, 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 March, 2002.

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 piece, parcel or lot of land, together with buildings and improvements, situate, lying and being at the Northeastern corner of North Parker Road with Mauldin Circle, near the City of Greenville in Greenville County, South Carolina, being shown and designated as the major portion of Lot No. 3 on a Plat of the Property of J. H. Mauldin, recorded in the RMC Office for Greenville County, South Carolina in Plat Book FF, Page 32, and having according to a Plat of the property of John D. Pearson and Rena G. Pearson made by C. C. Jones, Surveyor, dated January 11, 1972, the following metes and bounds, to-wit: BEGINNING at an iron pin at the Northeastern corner of the intersection of North Parker Road with Mauldin Circle and running thence along the Eastern side of Mauldin Circle, N. 23-30 E., 175 feet to an iron pin; thence along the line of Lot No. 18, S. 65-57 E., 80 feet to an iron pin; thence along the line of Lot No. 2, S. 23-30 W., 175 feet to an iron pin on North Parker Road; thence along the Northern side of North Parker Road, N. 67-57 W., 80 feet to an iron pin, the beginning corner.

The Mortgagors covenant and agree that so long as this Mortgage and the Note secured hereby are guaranteed under the National Housing Act, they 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 premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons 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