

FILED
GREENVILLE CO. S. C.

BOOK 1274 PAGE 144

SOUTH CAROLINA
FHA FORM NO. 2075-1
(Rev. March 1971)

3 44 PM '72

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

ELIZABETH RIDDLE
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: SARA ELLEN SIMPSON

Greenville, 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 St., East, Charleston, West Virginia, 25327,

a corporation organized and existing under the laws 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 SEVENTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100 Dollars (\$17,250.00), 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 FOURTEEN AND 89/100 Dollars (\$114.89), commencing on the first day of October, 1972, 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, 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 certain piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, near Travelers Rest, and being known and designated as Lot No. 10 as shown on a revised map of Lots Nos. 34 through 47 of a subdivision known as Meadowbrook Farms, a plat of which is of record in the RMC Office for Greenville County in Plat Book PP at page 113, and having the following metes and bounds, to wit:

BEGINNING at a point on the southern side of Loraine Drive at the joint front corner of Lots 9 and 10 and running thence with the southern side of Loraine Drive, S. 87-00 E. 100 feet to an iron pin at the joint front corner of Lots 10 and 11; thence S. 3-00 W. 154 feet to an iron pin, said iron pin being the joint rear corner of Lots 10 and 11; thence N. 80-10 W. 100.8 feet to an iron pin, said iron pin being the joint rear corner of Lots 9 and 10; thence N. 3-00 E. 141 feet to the point of beginning.

The mortgagor covenants and agrees that so long as this Mortgage, and the Note secured hereby are guaranteed under the Servicemen's Readjustment Act, whichever 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.

CONTINUED ON BACK

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 Mortgagee further covenants to warrant and forever defend all and singular the premises unto the Mortgagee, its successors and assigns 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. Payment is to be made by the Mortgagor in an amount equal to one or more monthly payments on the principal and interest thereon, to be made on the first day of any month prior to maturity, provided, however, that written notice of intention to make such payment 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