

FHA Form No. 2175-m  
(For use under Sections 203-603)  
(Ed. August 1947)

# MORTGAGE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
I, John W. Cleveland  
Greenville, S.C.

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

WHEREAS, the Mortgagor is well and truly indebted unto  
Canal Insurance Company

, a corporation  
, hereinafter  
organized and existing under the laws of South Carolina  
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 Forty-Seven Hundred Fifty and No/100  
Dollars (\$ 4750.00 ), with interest from date at the rate of Four & One-Half per centum  
( 4 1/2 %) per annum until paid, said principal and interest being payable at the office of  
Canal Insurance Company in Greenville, S.C.  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
Thirty and 7/100- - - - - Dollars (\$ 30.07 ),  
commencing on the first day of May , 19 50, and on the first day of each month there-  
after 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 April , 19 70.

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: on the Eastern side of Essex Court, in the City of Greenville,  
being shown as lot No. 35, on plat of Essex Court made by Dalton & Neves in May  
1949, and recorded in Plat Book W at Page 31 and described as follows:

BEGINNING at a stake on the Eastern side of Essex Court 135 feet North  
from a County Road, at corner of lot No. 36 and running thence with the line of said  
lot, N. 86-15 E. 132.5 feet to a stake; thence N. 5-52 W. 60.04 feet to a stake at  
corner of lot No. 34; thence with the line of said lot S. 86-15 W. 130.2 feet to a stake  
on Essex Court; thence with the Eastern side of Essex Court, S. 3-45 E. 60 feet to  
the beginning corner.

Being the same pro erty conveyed to the mortgagor by Central Development  
Corporation by deed recorded herewith.

ALSO, one Table-top Electric Water Heater and one Floor Furnace, it being  
the intention of the mortgagor that said chattels shall constitute a part of the  
real estate.

The mortgagor covenants and agrees that so long as this mortgage and the  
said note secured hereby are insured under the provisions of the National Housing  
Act, he will not execute or file for record any instrument which imposes a restriction  
upon the sale or occupancy of the mortgaged property on the basis of race, color  
or creed. Upon any violation of this undertaking, the mortgagee may, at its option,  
declare the unpaid balance of the debt secured hereby immediately due and payable.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-  
ing 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.

*The debt hereby secured is paid in full and the lien of this instrument is satisfied, being mortgage recorded in Book 455, Page 47, the under- signed being the owner and holder thereof. Witness the undersigned by its corporate seal and the hand of its duly authorized officer, this 20th day of September, 1954.*  
*In the presence of*  
*Josephine M. Chappell, 39*  
*Lawrence T. Hunter, 34*  
*Witness*  
*Office Greenville, S.C.*  
*New York Life Insurance Company*  
*By: Eugene S. Bronshire, Assistant Vice President*  
*326 of Law P. No. 22174*