

MORTGAGE

FILED  
GREENVILLE S.C.

MAR 1 12 33 PM 1962

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
CARL A. GREEAR and MARY M. GREEAR

CLERK OF COURT

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 -- a corporation -- 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 TEN THOUSAND ONE HUNDRED FIFTY - Dollars (\$ 10,150.00 ), with interest from date at the rate of five and one quarter ----- per centum ( 5 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 SIX AND 13/100 ----- Dollars (\$ 56.13 ), commencing on the first day of April, 19 62, 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, 19 92.

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, with the buildings and improvements thereon, lying and being on the northerly side of Crosby Circle, near the City of Greenville, S.C., being known and designated as Lot No. 104 on the plat of Paramount Park as recorded in the FMC Office for Greenville County, S.C., in Plat Book W, page 57, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Crosby Circle, joint front corner of Lots 103 and 104 and running thence with the joint line of said lots, N 37-37 W 146 feet to a point in the center of a creek; thence with the center of the creek as a line, the traverse line of which is N 43-18 E 117.6 feet to an iron pin, joint rear corner of Lots Nos. 104 and 105; thence with the joint line of said lots, S 26-00 E 184.6 feet to an iron pin on the northerly side of Crosby Circle; thence with Crosby Circle S 64-00 W 81 feet to 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 Home Loan Mortgage Corp. on 12th day of Feb. 1962. Assignment recorded in Vol. 21 of R. E. Mortgages on Page 24