

SOUTH CAROLINA
FHA FORM NO. 2025M
Rev. September 1972

GREENVILLE CO. S. * (CORRECTIVE)
MORTGAGE

FILED
MAY 6 2 44 PM '74

This form is used in connection with mortgages insured under the new 100% first-lien program of the National Housing Act.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JENNIE S. TANKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: **THOMAS O. HEWINS**

Greenville County, South Carolina of hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **MOLTON, ALLEN & WILLIAMS, INCORPORATED**

a corporation organized and existing under the laws of **ALABAMA**, 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 **NINETEEN THOUSAND FIVE HUNDRED AND NO/100**-----Dollars (\$ **19,500.00**), with interest from date at the rate of **Eight and three fourths** per centum (**8-3/4** %) per annum until paid, said principal and interest being payable at the office of **Molton, Allen & Williams, Incorporated** in **Birmingham, Alabama** or at such other place as the holder of the note may designate in writing, in monthly installments of **ONE HUNDRED FIFTY-THREE AND 40/100**----- Dollars (\$ **153.40**), commencing on the first day of **July**, 1974, 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 **June**, 2004.

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 lying in the State of South Carolina, County of Greenville, being known and designated as Lot No. 6 on a plat of Kings Court, prepared by R. B. Bruce, dated December 4, 1972, revised September 4, 1973, and recorded in the RMC Office for Greenville County in Plat Book 4-X, page 78 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Queens Street, at the joint front corner of lots 6 and 7 and running thence with Queens Street, N. 82-25 W., 80 feet to an iron pin at the joint front corner of Lots 5 and 6; thence with the joint line of lots 5 and 6, N. 11-04 E., 160.5 feet to an iron pin; thence S. 78-50 E., 90 feet to an iron pin; thence with the joint line of lots 6 & 7, S. 14-48 W., 155.8 feet to an iron pin, being the point of beginning.

*This corrective mortgage is being re-executed to correct an error in the legal description of the original mortgage dated May 31, 1974 recorded in mortgage book 1312 at page 393 in the RMC Office for Greenville County.

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 repayment.

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