

HOME OWNER'S LOAN CORPORATION

THE STATE OF SOUTH CAROLINA, } AMORTIZATION MORTGAGE
County of Greenville

KNOW ALL MEN BY THESE PRESENTS: That

I, Kittie (same as Kitty) Beacham Neill, of Greenville Township, in the County of Greenville, in the State of South Carolina

and hereinafter known and designated as Mortgagor, whether one or more.

SEND GREETINGS:

WHEREAS, the mortgagor stands indebted unto HOME OWNERS' LOAN CORPORATION, a Corporation created under Section 4 of an Act of Congress of the United States of America, known as Home Owners' Loan Act of 1933, approved June 13, 1933, with its principal place of business in the City of Washington, in the District of Columbia, in the United States of America, hereinafter known

and designated mortgagee, as evidenced by a certain promissory note of even date herewith, for the full and just principal sum of

Two Thousand Five Hundred Ninety Five and 79/100

Dollars (\$ 2595.79 ), payable to the order of the mortgagee, together with interest thereon from the date at the rate of 5 per centum ( 5%) per annum on the balance

remaining from time to time unpaid, both principal and interest being payable on an amortization plan in monthly installments of Twenty and 53/100 Dollars

( \$ 20.53 ) per month on the first day of each and every month hereafter; the payments being applied first to interest on said balances, and the remainder to principal until said debt is paid in full. Extra payments may be made on the due date of any installment, and interest will be charged on the balance of said debt remaining unpaid. All of which, and such other terms and conditions as contained in said note, will fully appear by reference thereto; default in payment of any installment of principal and/or interest for a period of ninety (90) days to render the whole debt due at the option of the mortgagee.

NOW KNOW ALL MEN, That the mortgagor, in consideration of the sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of the said note and of this mortgage, and also in consideration of the sum of Three Dollars (\$3.00) to the said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, has granted, bargained, sold and released, in fee simple, and by these presents does grant, bargain, sell and release, in fee simple, unto the mortgagee, its successors and assigns, the following described land, to-wit:

All that certain piece parcel or lot of land, with the improvements thereon, or to be erected thereon, situate, lying and being

On the western side of Beatrice Street, about three (3) miles West of Greenville County Court House, in Greenville Township, in the County of Greenville, in the State of South Carolina, being shown and delineated as Lot # 55 on Plat of Subdivision known as "Canilla Park", property of Title Guaranty & Trust Company, made in December, 1927, by Walton & Neves, Engineers, recorded in Plat Book "L" at Page 225; being bounded on the north by a twenty (20) foot alley; on the East by Beatrice Street; on the South by Lot # 56, now or formerly owned by The First National Bank, as Trustee; and on the West by another twenty (20) foot alley; and having the following metes and bounds: beginning at a stake on the western side of Beatrice Street, at a corner of twenty (20) foot alley, and running thence along the southern side of said alley, S. 55-53 N. 200.8 feet to another twenty (20) foot alley; thence along the eastern side of alley, S. 18-32 E. 39.5 feet to the northwest corner of Lot # 56; thence with the line of said lot N. 68-04 E. 197.9 feet to a stake on Beatrice Street; thence along the western side of Beatrice Street, N. 21-28 W. 82 feet to the beginning corner; said premises being that conveyed to First National Bank of Greenville, as substituted trustee under will of J. B. Marshall, by E. Inman, Master, by deed dated January 8, 1934, and recorded in the R.M.C. Office for Greenville County on January 8, 1934, in Book of Deeds 173 at Page 183, and being the same property deeded to Kittie (same as Kitty) Beacham Neill by First National Bank, as Trustee of the estate of J. B. Marshall, deceased, by deed dated the 8th day of August, 1934, and recorded in the R.M.C. Office for Greenville County on August 16th, 1934, in Book of Deeds "172" at Page 97.

21. The mortgagor agrees that in the event of the foreclosure of this mortgage, or any part thereof, because of the failure of the mortgagor to pay the mortgage, he, his heirs and assigns, shall be liable to the mortgagee, his successors or assigns, for the amount of the principal and interest then due, and for the cost of the foreclosure, and for the cost of the sale of the property, and for the cost of the carrying or discharging the same, and for the cost of the insurance thereon. No part of the proceeds of the sale of the property shall be paid to the mortgagor or his heirs or assigns, or to any other person, until the mortgagee or its assigns shall receive the amount of the principal and interest then due, and the cost of the foreclosure, and the cost of the sale of the property, and the cost of the carrying or discharging the same, and the cost of the insurance thereon. The original liability of the mortgagor shall not be released by the sale of the property.