

MORTGAGE OF REAL ESTATE

HOME OWNER'S LOAN CORPORATION

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

KNOW ALL MEN BY THESE PRESENTS: That J. B. Knight, of the City of Greenville, 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

Nine Thousand Four Hundred Thirty & 82/100 Dollars (\$9,430.82), payable to the order of the mortgagee, together with interest thereon from the date at the rate of Five 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 Seventy Four and 58/100 Dollars (\$74.58) per month on the first day of each and every month hereafter; the payments being applied, first, to interest on unpaid 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 only on the balance of said debt remaining unpaid.

IT BEING AGREED by the terms of said note that the borrower, or undersigned, may pay the sum of Dollars (\$) monthly from date to and including June, 1936, representing interest only on said debt, at his option, provided all other conditions and covenants of the note, and the instruments securing the same, are promptly met, and thereafter, the monthly payment shall be per month, to be applied, first, to interest on the balance remaining unpaid, and the remainder to principal, until said debt is paid in full, 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 said debt and 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 further 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

at Northeast corner of North Main and East Earle Streets, in the City of Greenville, in Greenville Township, in the County of Greenville, in the State of South Carolina, known as #800 North Main Street; having the following metes and bounds to-wit: beginning at the Northeast corner of North Main and East Earle Streets, and running thence with the Northern side of East Earle Street, S. 71-20 E. 141.6 feet to corner of the Hopkins lot; thence with the line of said lot, N. 19-39 E. 180 feet to rear corner of said lot; thence with the rear line of said lot, S. 71-20 E. 50 feet to a point in line of the Phillips lot; thence with the line of said lot, N. 19-39 E. 70 feet to a point on Swiss Avenue; thence with the Southern side of Swiss Avenue, N. 66-15 W. 183 feet 1/2 inches to a stake on North Main Street; thence with the Eastern side of North Main Street, S. 19-39 W. 260 feet to the beginning corner; being bounded on the North by Swiss Avenue; on the East by lots now or formerly owned by Nell J. Hopkins and Grace Phillips; on the South by East Earle Street; and on the West by North Main Street; said premises being a portion of the property conveyed to J. B. Knight by Bessie Lawrence and Leila Lawrence, by deed dated January 1, 1917, and recorded on January 9, 1917, in the R. M. C. office for Greenville County, in Book of Deeds "36" at Page 150.

For Satisfaction to this mortgage See R. M. C. Book 343, Page 309.

RECORDED AND CANCELLED BY REC'D 18 DAY OF March 1946 Ollie Jamesworth AT 9:42 P.M. R. M. C. FOR GREENVILLE COUNTY, S. C. # 4491

20. The mortgagor agrees that in the event the ownership of the mortgage premises, or any part thereof, becomes vested in a person other than the mortgagor, the mortgagee, its successors and assigns, may, without notice to the mortgagor, deal with such successor or successors in interest with reference to the mortgage and the debt hereby secured, in the same manner as with the mortgagor, without in any way vitiating or discharging the mortgagor's liability hereunder or upon the debt hereby secured. No sale of the premises hereby mortgaged and no foreclosure on the part of the mortgagee or its assigns, or release of any portion of the mortgage premises and no extension of the time for the payment of the debt hereby secured given by the mortgagee or its assigns shall operate to release, discharge, modify, change or affect the original liability of the mortgagor herein, either in whole or in part.