Vol.

FHA Form No. 2175b (For use under Section 203) (Rev. May 1, 1938)

MORTGAGE

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

99

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CORA MAE BARTON, of Greenvalle,

hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor and W. W. Barton are well and truly indexted unto COUTMEASTERN LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of South Carolina, 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 Thirty-eight Hundred and no/100 Dollars (\$3,800.00), with interest from date of the rate of five per centum (5%) per annum until paid, said principal and interest being payable at the office of Southeastern Life 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 Twenty-Five and 08/100 Dollars (\$25.08), commencing on the first day of July, 1938, 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, 1958.

NOW, KNOW ALL MEN, That the Mortgager, 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 Mortgage at and before the sealing and delivery of these presents, the recents whereof is hereby acknowledged, has granted bargained, sold, and released, and by these presents does grant, bargain, and release unto the Mortgagee, its successors and essigns, the following-described real estate situated in the County of Greenville, State of South Cargina:

All that certain piece, percel on lot of land with the buildings and improvements thereon situate, lying and being on the Northwest side of Savier Street near the City of Greenville, in Greenville Township, Greenville County, S. C., known and designated as Lot No. 10 on plat of property of Willie H. and C. B. Mertin, and by R. E. Dalton, May 1925, recorded in the R. M. C. office for Greenville County, S. C. in Flat Book H, page 210 and having, according to said plat, and a recent survey made by R. E. Dalton, May 31, 1938, the following metes and bounds, to-wit:

Beginning at an iron pin on the Northwest side of Sevier Street, joint corner Lots 9 and 10, said point also being 815 feet in a Southwesterly direction from the corner of the intersection of Sevier Street and Augusta Street and running thence with the line of Lot No. 9 N. 57-20 W. 149 feet to an iron pin; thence S. 33-34 W. 60 feet to an iron pin joint rear corner of Lots 10 and 11; thence with the line of Lot 11 S. 57-20 E. 149.9 feet to an iron pin on the Northwest side of Sevier Street; thence with the Northwest side of Sevier Street N. 32-40 E. 60 feet to the point of beginning.

This is the identical property conveyed so the mortgagor herein by deed daged/Hebnuary 5, 1938 and recorded in the R. M. C. Office for Greenville County, S. C. in Deeds Nolume 2021, page 20.

Together with all and singular the rights, members, hereditaments, and apportenances to the same belonging or in any way incident or apportaining, and all of the rests sissues 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:

l. 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