

MORTGAGE OF REAL ESTATE—G.R.E.M. 3-R

42700 FORTY-TWO—JARRARD CO.—GREENVILLE

FHA Form No. 2175 b
For use under Section 203
Revised ~~May 1938~~ March 15, 1940

STATE OF SOUTH CAROLINA, }
County of Greenville. } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Fannie E. Stover

Greenville, S. C.
S. P. Stover and Russell Stover

WHEREAS, the Mortgagor well and truly indebted unto

This Mortgage Assigned to Protective Life Ins. Co. on 22 day of June 1943. Assignment recorded in Vol. 321 of R. C. Mortgages on Page 47

The debt for which this mortgage was given to secure having been paid in full, this mortgage and the note it secures is hereby declared forever satisfied. Dated at Birmingham, Alabama, this 30 day of October 1953.

Protective Life Insurance Company hereinafter called the Mortgagor, send(s) greeting to Aiken Loan & Security Company Secretary

Attest: W.C. Brannon

organized and existing under the laws of the State of South Carolina, hereinafter called the Mortgagor, 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-nine Hundred & no/100 Dollars (\$ 3900.00),

with interest from date at the rate of four and one-half per centum (4 1/2 %) per annum until paid, said principal and interest being payable at the office of Aiken Loan & Security Company in Florence, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Twenty-four and 69/100 Dollars (\$ 24.69), commencing on the first day of October, 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 any, shall be due and payable on the first day of September, 1960

SATISFIED AND CANCELLED
FOR GREENVILLE COUNTY, S.C.
Ollie Farnsworth
No. 24449

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagor 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 Mortgagor, 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 situate, lying and being on the County of Greenville, State of South Carolina, at the south west intersection of Paris Mountain Road and Sylvania Avenue being known and designated as Lot No. 4 as shown on a plat of Leawood made by Dalton & Neeves, Engineers, June, 1938, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book J at pages 18 and 19, and having, according to said plat and a more recent survey entitled "Property of Fannie E. Stover made by W. D. Neves, July, 1940," the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest intersection of Paris Mountain Road and Sylvania Avenue and running thence with Sylvania Avenue S. 56-00 E. 44 feet to an iron pin; thence still with Sylvania Avenue S. 38-40 E. 54.9 feet to an iron pin; thence still with Sylvania Avenue S. 48-31 E. 93.3 feet to an iron pin, corner of Lot No. 44; thence with line of Lot No. 44, S. 33-54 W. 90 feet to an iron pin, joint rear corner of Lots No. 3 and 4; thence with the joint line of said lots N. 42-18 W. 217 feet to an iron pin in Paris Mountain Road; thence with said Paris Mountain Road N. 52-00 E. 70 feet to the beginning corner.

Being the same lot of land conveyed to the mortgagor herein by C. M. Gaffney, as Trustee, by deed dated January 15, 1940, and recorded in the R. M. C. Office for Greenville County in Deed Book 218 at page 220.

For position of paragraph (b) and 6 see other side of page
(b) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagor) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagor in trust to pay said ground rents, premiums, taxes and special assessments.
6. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagor against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagor and will pay promptly, when due, any premiums on such insurance provision for payment of which has not been made hereinbefore. All insurance shall be carried in companies approved by the Mortgagor and the policies and renewals thereof shall be held by the Mortgagor and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagor. In event of loss Mortgagor will give immediate notice by mail to the Mortgagor, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagor instead of to the Mortgagor and Mortgagor jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagor at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

For info. see R. E. M. Book 208 at page 84