

MORTGAGE OF REAL ESTATE

WALKER, EVANS & CO., RECORDERS, CHARLOTTE, S. C. 28502

FOR RECORDING OFFICER
THIS IS NEW FORM AND MUST
BE RECORDED VERBATIM.

HOLC Form 651-A, South Carolina
Revised 5-26-41

PM SC-C-68-PO

Handwritten: Received at the Office of the Recorder and Registrar of Deeds for Greenville County, S.C. on 10/08/42. #3789

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, That I (or we) Joe K. Smith, of the City of Simpsonville, 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 corporate instrumentality of the United States of America, organized and existing under and by virtue of an Act of Congress of the United States of America, known as Home Owners' Loan Act of 1933, as amended, with its principal place of business in the CITY OF WASHINGTON, D. C. 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 SEVENTY AND NO/100 Dollars (\$2070.00), payable to the order of Mortgagee, together with interest at the rate of four and one-half per centum per annum from date until paid, both principal and interest payable on an amortization plan in monthly installments of Fifteen and 84/100ths Dollars (\$15.84), on the 10th day of each month thereafter, beginning on the 10th day of January, 1942, and continuing until fully paid; the payments to be applied first to interest on the unpaid balance the the remainder to principal until said debt is paid in full. Additional payment of principal in any amounts may be made at any time and shall be credited on such portions of the principal debt thereby evidenced as the owner or holder hereof shall elect. Interest will be charged only on the balance of said debt remaining unpaid. All of which, and such other terms and conditions as are 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 thirty (30) 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 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 on the corner of East Curtis and Church Streets, in the Town of Simpsonville, in Austin Township, in the County of Greenville, in the State of South Carolina, being bounded on the North by lot now or formerly owned by the First Baptist Church; on the East by lot now or formerly owned by the W. J. McKinney Estate; on the South by East Curtis Street; and on the West by Church Street; and having the following metes and bounds, to-wit:-

Beginning at the corner of East Curtis and Church Streets, and running thence along the Northern side of East Curtis Street North 68 1/2 East 85 feet to corner of lot now or formerly owned by the W. J. McKinney Estate; thence along line of said lot in a northerly direction 185 feet, more or less, to a point in line of lot now or formerly owned by the First Baptist Church; thence along line of said lot in a westerly direction 85 feet, more or less, to the corner of Church Street; thence along the Eastern side of Church Street South 17 1/2 East 179.6 feet to the beginning corner.

Being the same property as conveyed to Home Owners' Loan Corporation by deed dated July 13, 1938 and recorded in Volume 195, Page 159, in the R. M. C. Office for Greenville County, South Carolina.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining:

AND IT IS AGREED, by and between the said parties, that all plumbing, heating and lighting fixtures, and appurtenances, and all such other goods and effects as are ever furnished by a landlord in letting any unfurnished building, which are or shall be attached to the building covered by these presents, by nails, screws, bolts, pipe connections, masonry or in any manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, administrators, executors, successors and assigns and all persons claiming by, through, or under them, and shall be deemed to be part of the security for the