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FHA Form No. 2175m (Rev. February 1952)

MORTGAGE

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE. } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES H. BILLINGS AND FRANCES D. BILLINGS of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

, a corporation organized and existing under the laws of the State of New Jersey, 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 Seven Thousand, Eight Hundred Dollars (\$7,800.00), with interest from date at the rate of Four & One-Fourth per centum (4 1/4 %) per annum until paid, said principal and interest being payable at the office of THE PRUDENTIAL INSURANCE COMPANY OF AMERICA in Newark, New Jersey, or at such other place as the holder of the note may designate in writing, in monthly installments of Forty-Eight and 36/100 - - - - - Dollars (\$48.36), commencing on the first day of April, 1953, 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 March, 1973.

NOW, KNOW ALL MEN, That the Mortgagor, 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 Mortgagee 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 Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that lot of land with the buildings and improvements thereon, situate on the southwest side of Blythwood Drive, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 18, on plat of property of J. Louis Coward, made by E. C. Cahaly, Surveyor, August 16, 1952, and is further shown as a portion of Lot No. 17 and 18 on plat of University Circle, made by Piedmont Engineering Service, May, 1948, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "Y", at Page 111, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Blythwood Drive, said pin being 140 feet in a northwesterly direction from the point where the southwest side of Blythwood Drive intersects with the northwest side of Carmel Street, and running thence S. 56-45 W. 137.74 feet to an iron pin; thence N. 29-21 W. 80.26 feet to an iron pin; thence N. 56-45 E. 131.53 feet to an iron pin on the southwest side of Blythwood Drive; thence along the southwest side of Blythwood Drive, S. 34-00 E. 80 feet to the beginning corner.

The above described property is the same conveyed to the mortgagors herein by deed of J. Louis Coward Construction Company, Inc. of even date and to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, 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

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