

MORTGAGE

FILED
GREENVILLE CO. S. C.

DEC 12 2 12 PM 1961

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

OLLIE J. NORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES E. BILLINGS and IRIS F. BILLINGS of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto NEAL J. HARDY, of Washington, D. C., as Federal Housing Commissioner, his successors and assigns,

organized and existing under the laws of a corporation 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 SEVEN HUNDRED DOLLARS (\$7,700.00), with interest from date at the rate of five and one-fourth per centum (5 1/4 %) per annum until paid, said principal and interest being payable at the office of the Federal Housing Administration in Washington, D. C. or at such other place as the holder of the note may designate in writing, in monthly installments of FORTY-SIX AND 20/100 DOLLARS (\$46.20), commencing on the first day of February, 1962, 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 January, 1987.

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 in the city of Greenville, county of Greenville, State of South Carolina, being all of lot No. 21 and a portion of Lot No. 20 on plat of Hillcrest Circle subdivision recorded in Plat Book H page 129 of the RMC Office for Greenville County, S. C., and having according to a recent survey made July 1959 by R. E. Dalton, Reg. Engr. the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Hillcrest Circle, corner of Lot Nos. 4 and 21; thence N 79-08 W. 40 feet to an iron pin; thence N. 62-24 W. 40 feet to an iron pin; thence N. 45-54 W. 40 feet to an iron pin; thence N. 31-30 W. 80 feet to an iron pin; thence with a new line through Lot No. 20, S. 72-13 E. 174.3 feet to an iron pin on the northwest side of Hillcrest Circle; thence with the northwest side of said Hillcrest Circle S. 16-0 W. 75 feet to the beginning corner.

THIS MORTGAGE is given to secure a part of the purchase price of the above property

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

This Mortgage Assigned to Federal Natl. Mtg. Assn. 31 day of Dec. 1961 Assignment recorded in Vol. 9112 of R. E. Mortgages on Page 2884