

MORTGAGE OF REAL ESTATE

HOME OWNER'S LOAN CORPORATION

THE STATE OF SOUTH CAROLINA, } AMMORTIZATION MORTGAGE
County of Greenville

KNOW ALL MEN BY THESE PRESENTS: That I, Florence B. Scanlan, of the City of Greenville, in the County of Greenville, in the State of South Carolina,

WHEREAS, the mortgagor stands indebted unto HOME OWNERS' LOAN CORPORATION, a Corporation created under Section 4 of an Act of Congress of the United States of America, known as Home Owners' Loan Act of 1933, approved June 13, 1933, with its principal place of business in the City of Washington, in the District of Columbia, 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 Nine Hundred Ten and 3/100

Dollars (\$ 2910.03), payable to the order of the mortgagee, together with interest thereon from the date of the making of the same at the rate of Five per centum (5%) per annum on the balance remaining from time to time unpaid; both principal and interest being payable on an amortization plan in monthly installments of Twenty-three and 1/100 Dollars (\$ 23.01) per month on the first day of each and every month hereafter; the payments being applied, first, to interest on unpaid balances, and the remainder to principal until said debt is paid in full. Extra payments may be made on the due date of any installment, and interest will be charged only on the balance of said debt remaining unpaid.

IT BEING AGREED by the terms of said note that the borrower, or undertaker, may pay the sum of Dollars (\$) monthly from date to and including June, 1936, representing interest only on said debt, at his option, provided all other conditions and covenants of the note, and the instruments securing the same, are promptly met, and thereafter, the monthly payment shall be Dollars (\$) per month to be applied first to interest on the balance remaining unpaid, and the remainder to principal until said debt is paid in full, all of which, and such other terms and conditions as contained in said note, will fully appear by reference thereto; default in payment of any installment of principal, and of interest for a period of ninety (90) 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 the 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:

that certain piece, parcel or lot of land, with the improvements thereon, or to be erected thereon, situate, lying and being at the southeastern intersection of Vannoy Street and Poinsett Avenue in Ward 2, of the City of Greenville, in the County of Greenville, in the State of South Carolina; being bounded on the North by Poinsett Avenue; on the East by an alley; on the South by property now or formerly owned by C. P. Ballenger; and on the West by Vannoy Street; and having the following metes and bounds, to-wit: Beginning at a stake at the southeastern intersection of Vannoy Street and Poinsett Avenue and running thence along Poinsett Avenue S. 63-01 E. 119.2 ft. to iron pin on alley; thence along said alley S. 26-59 W. 62.5 ft. to iron pin, corner of property now or formerly owned by C. P. Ballenger; thence with said Ballenger property N. 63-01 W. 126.5 ft. more or less to iron pin on Vannoy Street; thence with Vannoy Street N. 33-29 E. 63.8 ft. to the point of beginning; said premises being the same conveyed to Florence B. Scanlan by Jessie T. Wood and Alma Kellett Powell by deed dated September 20, 1921, and recorded in the R. M. C. Office for Greenville County on the 5th day of October 1921 in Book of Deeds "74" page 98.

20. The mortgagor agrees that in the event the ownership of the premises, or any part thereof, be conveyed to a third party, the mortgagee, its successors and assigns, shall have the right to require the mortgagor, such successor or successors to execute and deliver to the mortgagee, its assigns, hereby secured, in the name mentioned in the promissory note, a deed or deeds, hereby initiating or discharging the mortgage hereon, as a condition precedent to the secured. No sale of the premises hereby secured, or release of any portion of the premises, and no extension of the time for the payment of the debt hereby secured, given by the mortgagor or its assigns shall operate to release, discharge, satisfy, change or alter the original liability of the mortgagor herein, either in whole or in part.