

FHA Form No. 3175-b  
(For use under Section 602)  
(Revised 7-1-48)

FILED  
GREENVILLE CO. S. C.

MORTGAGE JUL 10 12 46 PM 1948

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

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Better Home Builders, Inc.,  
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto Aiken Loan & Security Company, a corporation organized and existing under the laws of South Carolina, 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 Sixty-one Hundred and No/100 Dollars (\$ 6100.00 ), with interest from date at the rate of four per centum ( 4 % ) 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 Thirty-two and 21/100 Dollars (\$ 32.21 ), commencing on the first day of August 1948, 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 July, 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, Greenville Township, State of South Carolina; on the Southern side of Pleasant Ridge Avenue, in the City of Greenville, being the Eastern one-half of Lot No. 141, and the Western one-half of lot No. 142, as shown on Plat of Pleasant Valley, made by Dalton and Neves, Engineers, in April, 1946, recorded in Plat Book "P" at Page 93, and according to said Plat and a survey made by Piedmont Engineering Service on June 18th, 1948, is described as follows:

BEGINNING at a stake on the Southern side of Pleasant Ridge Avenue 264.5 feet east from Long Hill Street, at center of Lot No. 141, and running thence S. 00-08 E. 160 feet to a stake; thence N. 89-52 E. 60 feet to a stake; thence N. 00-08 W. 160 feet to a stake on Pleasant Ridge Avenue; thence with the Southern side of said Avenue, S. 89-52 W. 60 feet to the beginning corner.

Being a portion of the premises conveyed to the mortgagor by David G. Traxler by deed dated January 3, 1948, recorded in Book of Deeds 332 at Page 144.

The execution of this mortgage is duly authorized by resolution of the Board of Directors of the Mortgagor.

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 the buildings, walks, fences, shrubbery, driveways, improvements and fixtures of every kind, including stoves, refrigerators, ranges, cabinets, venetian blinds, heaters, boilers, radiators, engines, machines, motors, screens, blinds, doors, hardware, wires, switches, electric fixtures, bells, insulations, and all other water, plumbing, ventilating, and heating equipment, including stokers, oil burners, tanks, air conditioning equipment now upon or which may hereafter be placed upon said property, shall be deemed to be fixtures and part of the realty herein conveyed, and shall be deemed part of the security for the indebtedness herein mentioned, and shall be covered by this mortgage.

Home Life Ins. Co.  
Aug. 13 1948  
394  
383  
In satisfaction of O. L. M. No. 828