

FHA Form No. 2175 m
(For use under Sections 203-603)
(Revised February 1950)

SEP 16 12 19 PM 1950

MORTGAGE
R. M. C.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PAUL ENSOR LEDBETTER

Greenville, S. C.

, hereinafter called the Mortgagor, send(s) greetings: of

WHEREAS, the Mortgagor is well and truly indebted unto
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
Greenville, S. C.

, a corporation organized and existing under the laws of the United States of America, 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 Seventy-three Hundred and No/100 Dollars (\$ 7300.00), 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 Fidelity Federal Savings and Loan Association Greenville, S. C. or at such other place as the holder of the note may designate in writing, in monthly installments of Forty-five and 26/100----- Dollars (\$ 45.26), commencing on the first day of October, 19 50, 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 September, 19 70.

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 certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the South side of Potomac Avenue, in that area recently annexed to the City of Greenville, in Greenville County, South Carolina, being shown as Lot 225, on Plat of Pleasant Valley, made by Dalton & Neves, Engineers, April 1946, revised November 1948, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "P", at pages 92 and 93, said lot fronting 60 feet along the South side of Potomac Avenue, and running back to a depth of 160 feet on the East side, to a depth of 160 feet on the West side and being 60 feet across the rear.

The mortgagor covenants and agrees that so long as this mortgage and the said note secured hereby are insured under the provisions of the National Housing Act, he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgaged property on the basis of race, color or creed. Upon any violation of this undertaking, the mortgagee may, at its option, declare the unpaid balance of the debt secured hereby immediately due and payable.

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