

VA Form 4-6328 (Home Loan)
August 1944, Use Optional.
Servicemen's Readjustment Act
(38 U.S.C. 694 (a)). Accept-
able to RFC Mortgage Co.

SOUTH CAROLINA

FEB 23 12 27 PM 1950

MORTGAGE

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

WHEREAS: DAN M. CLEVELAND

Greenville, S. C. , hereinafter called the Mortgagor, is indebted to

C. Douglas Wilson & Co. , a corporation organized and existing under the laws of the State of South Carolina , hereinafter called 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 Ten Thousand and No/100 - - - - - Dollars (\$ 10,000.00), 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 C. Douglas Wilson & Co. in Greenville, S. C. , or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Fifty-two and 79/100 - - - - - Dollars (\$ 52.79), commencing on the first day of March , 19 50, and continuing 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 February , 19 75.

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property 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 East side of East Avondale Drive in the City of Greenville, County of Greenville, State of South Carolina being shown as all of Lot 15 and part of Lot 14 of Block "K" as shown on revised plat of property of Utopian Developing Company designated "Northgate" prepared by C. M. Furman, Engineer, 1926, which plat is recorded in Plat Book M, page 13, R.M.C. Office for Greenville County, S. C. and having according to a recent survey of the property of Dan M. Cleveland by R. W. Dalton, Registered L.S., dated February 14, 1950, a frontage of 120 feet on the East side of East Avondale Drive, a depth on the Northern side of 258.7 feet, a depth on the Southern side of 275.1 feet and being 95.65 feet across the rear.

ALSO that 30 gallon Electric Water Heater, 24" Mueller Coal Furnace with stoker, full basement-cement floor in the dwelling on the above property which the mortgagor herein acknowledges to be a part of the mortgaged property.

The mortgagor covenants that until the mortgage has been paid in full 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. This covenant shall be binding upon the mortgagor and his assigns and upon the violation thereof the mortgagee may, at its option, declare the unpaid balance of the mortgage immediately due and payable.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;