

VA Form 4-6388 (Home Loan) August 1946. Use Optional Servicemen's Readjustment Act (38 U.S.C.A. 804 (a)). Acceptable to RFC Mortgage Co.

SOUTH CAROLINA

MORTGAGE 2 55 PM 1950

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

WHEREAS: I, WALLACE E. GIRARDEAU, SR.

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to C. Douglas Wilson & Co.

organized and existing under the laws of the State of South Carolina, a corporation 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 Six Thousand Two Hundred and No/100--- Dollars (\$6200.00), 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, South Carolina, 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 Thirty-two and 73/100 Dollars (\$32.73), commencing on the first day of April, 1950, 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 March, 1975.

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 and being on the Northerly side of South Estate Drive, near the City of Greenville, in Gantt Township, in Greenville County, South Carolina, being shown as Lot 68, on Plat of Property of Crestwood, Inc., made by J. C. Hill, Surveyor, February 28, 1949, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "S", at page 189, said lot fronting 70 feet along the Northerly side of South Estate Drive, with a depth of 176 feet on the Eastern side, a depth of 178.2 feet on the Western side and being 66.5 feet across the rear.

ALSO, that Drace 72,000 B.T.U. Oil Floor furnace with 250 gal tank, and State 20 gallon electric water heater 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 this 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;