

VA Form 4-6338 (Home Loan)
August 1946. Use Optional.
Servicemen's Readjustment Act
(38 U.S.C.A. 604 (a)). Accept-
able to RFC Mortgage Co.

SOUTH CAROLINA

MORTGAGE

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

WHEREAS: WOODROW H. COGGINS

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 Nine Thousand and No/100 - - - - - Dollars (\$ 9,000.00), 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 Mortgagee, in monthly installments of Fifty-four and 54/100 - - - - - Dollars (\$ 54.54), commencing on the first day of January , 1951 , 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 December , 1970 .

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 together with the buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina on the Westerly side of Frontus Street being shown as all of Lot 55 on Plat of Rockwood Park, Section "A", prepared by Pickell and Pickell, Engineers, August 24, 1948 and revised October 5, 1948, which plat is recorded in Plat Book "S", pages 168-169 R.M.C. Office for Greenville County, S.C. and having according to a recent survey and plat of the property of Woodrow H. Coggins, prepared by A. C. Crouch, Engineer, a frontage of 75 feet along the Westerly side of Frontus Street, a depth on the South-erly side of 175 feet, a depth on the Northerly side of 175 feet and being 75 feet across the rear.

ALSO that Oil floor furnace, 40 gallon electric water heater, Base-ment garage - concrete floor and electric heater built in kitchen 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;

The note for which this within mortgage was given to secure having been paid in full, this mortgage is declared satisfied and the same hereby is discharged.

*Witness
Sharon C. Brown*

*The mortgage of the above described property
By: James D. Mutton, 2d V. Pres.
Sharon C. Brown, 1st Sec.*

*10th July 75
James D. Mutton
Sharon C. Brown*