

VA Form 4-6325 (Home Loan)  
May 1950. Use Optional  
Servicemen's Readjustment Act  
(38 U.S.C.A. 694 (a)). Acceptable  
to R.F.C. Mortgage Co.

SOUTH CAROLINA

# MORTGAGE

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

WHEREAS:

ANDREW A. KROEG

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

GENERAL MORTGAGE 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 Twelve Thousand Four Hundred and No/100 - - - - - Dollars (\$ 12,400.00 ), with interest from date at the rate of Four & One Half per centum ( 4½ %) per annum until paid, said principal and interest being payable at the office of General Mortgage 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 Sixty Eight and 93/100 - - - - - Dollars (\$ 68.93 ), commencing on the first day of November, 19 54, 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 October, 19 79.

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 lot of land with the buildings and improvements thereon, situate on the West side of Newman Street (formerly known as Austin Street), in the City of Greenville, in Greenville County, South Carolina, being shown as a portion of Lots 50, 51 and 52 on plat of McDaniel Heights, made by Dalton & Neves, Engineers, April 1941, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "L", at page 47, (also being shown on plat of property of Louie Smith Gattis, Jr., recorded in said R.M.C. Office in Plat Book "X", at page 91) and having according to said plats and a recent survey made by R. W. Dalton September 14, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Newman Street, said pin being 62.4 feet South from a bend in Newman Street, and running thence along the West side of Newman Street, S. 26-30 E. 62.5 feet to an iron pin; thence S. 86-11 W. 192.9 feet to an iron pin; thence N. 4-20 W. 55.7 feet to an iron pin; thence N. 85-30 E. 169.5 feet to an iron pin on the West side of Newman Street, the beginning corner.

Being the same property conveyed to the Mortgagor herein by deed of W. W. Bradham, of even date to be recorded herewith.

"Should the Veteran's Administration fail or refuse to issue its guaranty of the loan secured by this instrument under the provisions of the Servicemen's Readjustment Act of 1944, as amended, within sixty days from the date the loan would normally become eligible for such guaranty, the mortgagee herein may, at its option, declare all sums secured hereby 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;

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89