

FILED GREENVILLE CO. S. C.

SOUTH CAROLINA

OCT 7 12 57 PM 1954

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Know all men that VIRGIL ROBERT HANKINS

of 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 Ten Thousand Five Hundred and 00/100 -

----- Dollars (\$ 10,500.00), with interest from date at the rate of Four & One-half per centum (4 1/2 %) 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 Fifty-Eight and

37/100 ----- Dollars (\$ 58.37), commencing on the first day of December, 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 November, 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 certain piece, parcel or lot land with the buildings and improvements thereon situate, lying and being on the Southeast side of Eastlan Drive, in the City of Greenville, County of Greenville, State of South Carolina and being shown and designated as Lot No. 8, Block "D", on Plat of Carolina Court, prepared by R. E. Dalton, Engineer, dated November, 1922 and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "F", at page 96 and having according to a more recent survey entitled Property of Virgil Robert Hankins, prepared by a recent Engineering Service, dated October 5, 1954 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Eastlan Drive at the joint front corner of Lots 7 and 8 and running thence along the line of Lot 7, S. 55-03 E. 178.4 feet to an iron pin; thence S. 55-22 E. 65 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence along the line of Lot 8, N. 54-55 E. 174.7 feet to an iron pin on the Southeast side of Eastlan Drive; thence along the Southeast side of Eastlan Drive, S. 23-55 W. 64.6 feet to the beginning corner.

The above described property is the same conveyed to the Mortgagor herein by deed of Jewel C. Rogers of even date herewith to be recorded.

Should the Veterans Administration fail or refuse to honor the guaranty of the loan secured by this instrument under the Serviceman's Readjustment Act of 1944, as amended, within the time specified in the date that the loan would normally become eligible for such guaranty, the mortgagee, herein at its option, may 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;