

SOUTH CAROLINA

MORTGAGESTATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS:

MAURICE H. MILNER

Greenville, South Carolina

, hereinafter called the Mortgagor, is indebted to

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

, a corporation

, hereinafter

organized and existing under the laws of the State of New Jersey 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 Eleven Thousand One Hundred Fifty and No/100 - - - - - Dollars (\$ 11,150.00), with interest from date at the rate of Four & One Half per centum ($4\frac{1}{2}\%$) per annum until paid, said principal and interest being payable at the office of The Prudential Insurance Company of America in Newark, New Jersey, 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 One and 99/100 - - - - - Dollars (\$ 61.99), commencing on the first day of June, 19 55, 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 May, 19 80.

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 Northwest side of Webster Road, in the City of Greenville, Greenville County, South Carolina, being shown as the greater portion of Lot 1 on plat of Property of Leslie and Shaw, Inc., made by C. C. Jones, Engineer, October 1954, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "II", at page 39, (plat also recorded in Plat Book "HH", at page 119), and having according to said plat and a recent survey made by R. W. Dalton, Engineer, April 11, 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Webster Road at the joint front corner of Lots 1 and 2, and running thence along the Northwest side of Webster Road N. 26-05 E. 77.9 feet to an iron pin in the front line of Lot 1; thence N. 51-35 W. 157.4 feet to an iron pin; thence S. 26-05 W. 77.9 feet to an iron pin; thence with the line of Lot 2, S. 51-35 E. 157.4 feet to an iron pin on the Northwest side of Webster Road, the beginning corner.

This is the same property conveyed to the Mortgagor by deed of Greenville Home Builders, Inc., to be recorded herewith.

Should the Veterans 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 60 days from the date the loan would normally become eligible for such guaranty, the mortgagee, 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;