

Greenville,  
SOUTH CAROLINA

VA Form 4-4338 (Home Loan)  
May 1950. Use Optional.  
Servicemen's Readjustment Act  
(38 U.S.C.A. 694 (a)). Accept-  
able to RFC Mortgage Co.

# MORTGAGE

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

WHEREAS: We, James Leslie Smith and Fae Faulkner Smith

Greenville, S. C.

, hereinafter called the Mortgagor, are of indebted to

General Mortgage Co.

, a corporation organized and existing under the laws 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 Eleven Thousand Eight Hundred & No/100

----- Dollars (\$ 11,800.00 ), with interest from date at the rate of Four and one-half per centum (  $4\frac{1}{2}$  %) 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 Sixty Five and 60/100 ----- Dollars (\$ 65.60 ), commencing on the first day of October, 1955, 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 September, 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 certain piece, parcel or lot of land, situate, lying and being in Greenville County, State of South Carolina, near the City of Greenville, being known and designated as Lot No. 158, Section 1, Belle Meade Subdivision, on the Southern side of W. Dorchester Blvd., according to plat recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book GG, at page 95, and having, according to a more recent plat of the property of James Leslie Smith and Fae Faulkner Smith, prepared by Dalton & Neves, July, 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of W. Dorchester Blvd., joint front corner of Lots Nos. 157 and 158, which iron pin is approximately 170.5 ft. from the intersection of Edgefield Road, and running thence S. 14-50 W. 150 ft. to an iron pin; thence N. 75-10 W. 70 ft. to an iron pin; thence N. 14-50 E. 150 ft. to an iron pin; thence along the Southern side of said Boulevard S. 75-10 E. 70 ft. to an iron pin at the point of beginning.

BEING the same property conveyed to the mortgagor herein by Huguenin & Douglas, Inc., by deed of even date, to be recorded in the R. M. C. Office for Greenville County, South Carolina.

"Should the Veterans Administration fail or refuse to issue the guaranty of the loan secured by this instrument under the provisions of the Serviceman's Readjustment Act of 1944, as amended, within 60 days from the date ~~of~~ 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 hereditaments of the indebtedness herein mentioned: