

MORTGAGE

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

WHEREAS:

Frederick R. Esser
Greenville, S. C. , hereinafter called the Mortgagor, is indebted to

Liberty Life Insurance Company , 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 Eight Hundred Fifty and No/100ths - - - - - Dollars (\$12,850.00), with interest from date at the rate of four and one-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of Liberty Life Insurance Company in Greenville, S. C. , 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 Seventy-One and 43/100ths - - - - - Dollars (\$ 71.43), commencing on the first day of October , 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 September , 1980 .

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; near the City of Greenville, designated as Lot No. 14 on a plat of North Garden Subdivision, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book EE at page 63, and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 13 and 14, said pin being 295 feet South of the intersection of Germane Drive and North Garden Circle, and running thence along the Eastern side of North Garden Circle S. 11-09 E. 80 feet to an iron pin; thence along the line of Lot No. 15 N. 78-51 E. 200 feet to an iron pin; thence along the line of Lot No. 2 N. 11-09 W. 80 feet to an iron pin; thence along the line of Lot No. 13 S. 78-51 W. 200 feet to the point of beginning.

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 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.

The borrower covenants that so long as this mortgage is in force he will not execute and record any restrictions based on race, creed or color.

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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