

VA Form VB4-6228 (Home Loan) April 1955. Use Optional. Servicemen's Readjustment Act (38 U. S. C. A. 894 (a)). Acceptable to Federal National Mortgage Association.

FILED GREENVILLE CO. SOUTH CAROLINA

FEB 24 11 24 AM 1956

MORTGAGE

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA, } ss: COUNTY OF GREENVILLE

WHEREAS: - - - - - FRANKLIN JAMES BALDWIN - - - - -

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

- - - - - C. DOUGLAS WILSON & CO. - - - - -

organized and existing under the laws of South Carolina, a corporation 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 EIGHT THOUSAND SEVEN HUNDRED FIFTY & NO/100 - - - - - Dollars (\$ 8,750.00), with interest from date at the rate of four and one-half per centum (4 1/2 %) per annum until paid, said principal and interest being payable at the office of C. Douglas Wilson & 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-Five & 36/100 - - - - - Dollars (\$ 55.36), commencing on the first day of April, 19 56, 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 March, 19 76.

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 piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known as a portion of Lot No. 203 and a portion of Lot No. 204, Augusta Road Ranches, as per plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "M", page 47, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Old Augusta Road, joint front corner Lots 203 and 202, and running thence S. 89-47 W. 135.4 feet to an iron pin; thence S. 0-13 E. 112 feet to an iron pin on the Northerly side of Gatling Avenue; thence along the Northerly side of Gatling Avenue, N. 89-47 E. 113.7 feet to an iron pin; thence around the curve of the intersection of Gatling Avenue and Old Augusta Road, the chord of which is N. 43-55 E. 34.8 feet to an iron pin; thence along the Westerly side of Old Augusta Road, N. 1-58 W. 87 feet to an iron pin, the point of beginning.

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;