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VA Form VB-4228 (Home Loan)  
April 1944. Use Optional. Servicemen's Readjustment Act (38 U. S. C. A. 694 (a)). Acceptable to Federal National Mortgage Association.

SOUTH CAROLINA

## MORTGAGE

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

WHEREAS:

James Edward Murphy, Jr.

Greenville, South Carolina, 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 Fifteen Thousand and no/100

Dollars (\$ 15,000.00 ), 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 Liberty Life Insurance Company 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 Eighty-three and 40/100 Dollars (\$ 83.40 ), commencing on the first day of January, 19 57, 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 December, 19 81

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, situate, lying and being on the northern side of Camden Lane and being known and designated as Lot No. 193, according to plat of Belle Meade subdivision recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "EE", at pages 116 and 117 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Camden Lane, at the joint front corner of Lots Nos. 192 and 193 and running thence with Camden Lane, N. 55-24 E. 75 feet to an iron pin; thence N. 34-36 W. 151.7 feet to an iron pin; thence S. 61-42 W. 75.6 feet to an iron pin; thence S. 34-36 E. 160 feet to an iron pin, 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.

Mortgagor covenants that so long as the debt secured hereby remains unpaid, he will not impose or record any restrictions upon the property herein described, based on race, color, or creed. Upon any violation of this undertaking, the mortgagee may at its option declare the unpaid balance of the debt 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;