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GREENVILLE CO. S. C. 1957

BOOK 705 PAGE 495

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OLLIE FARNSWORTH  
R. M. C.

SOUTH CAROLINA

VA Form VB4-6338 (Home Loan)  
April 1955. Use Optional. Servicemen's Readjustment Act (38 U. S. C. A. 694 (a)). Acceptable to Federal National Mortgage Association.

## MORTGAGE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

ss:

WHEREAS:

James Thomas Miller, Jr.

Greenville, S. C.

of  
, hereinafter called the Mortgagor, is indebted to

Canal Insurance Company

, 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 Ten Thousand Fifty and no/100

Dollars (\$ 10,050.00 ), 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 Canal 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 Fifty-Five and 87/100 Dollars (\$ 55.87 ), commencing on the first day of April, 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 March, 19 82

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, with the buildings and improvements thereon, lying and being at the northwesterly corner of Mayfair Drive and Tiffany Drive, near the City of Greenville, S. C., being shown as Lots Nos. 34 and 35, Block D, on the plat of Mayfair Estates as recorded in the RMC Office for Greenville County, S. C. in Plat Book S, pages 72-73, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Mayfair Drive at the northwesterly corner of the intersection of said Drive with Tiffany Drive, and running thence along the westerly side of Mayfair Drive N 21-56 W 121 feet to an iron pin; thence continuing with the westerly side of said Drive N 18-10 W 34 feet to an iron pin, corner of Lots Nos. 33 and 34; thence with the line of Lot No. 33 S 68-04 W 102.3 feet to an iron pin, joint rear corner of Lots Nos. 35 and 36; thence with the line of Lots Nos. 35 and 36 S 21-56 E 170 feet to an iron pin on the northerly side of Tiffany Drive; thence along the northerly side of Tiffany Drive N 68-04 E 85 feet to an iron pin at the northwesterly corner of the intersection of Tiffany Drive and Mayfair Drive; thence around said intersection on a curve, the chord of which is N 23-04 E 21.2 feet to the point of beginning.

Should the Veterans Administration fail or refuse to issue the 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 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 are a portion of the security for the indebtedness herein mentioned;