

FILED GREENVILLE CO., S. C.

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CLERK

SOUTH CAROLINA

VA Form VB 4-5438 (Direct Loan) Apr. 1958. Servicemen's Readjustment Act (38 U. S. C. A. 694 (b)).

MORTGAGE

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

WHEREAS: JAMES C. HAMBY

Fountain Inn, S. C. , hereinafter called the Mortgagor, is indebted to SUMNER G. WHITTIER , as Administrator of Veterans' Affairs, an Officer of the United States of America, and his successors in such office, as such, and his or their assigns, 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 FOUR HUNDRED FIFTY - - - Dollars (\$ 12,450.00) with interest from date at the rate of five & 1/4 per centum (5 1/4 %) per annum until paid, said principal and interest being payable at the office of the Loan Guaranty Officer, Veterans Administration Regional Office, at Columbia, 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 Seventy-four & 61/100 - - - Dollars (\$ 74.61), commencing on the 14th day of February , 19 61 , and continuing on the 14th 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 14th day of January , 19 86 .

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, and unto his successors in such office, as such, and his or their assigns, the following described property, to-wit:

All that lot of land in the County of Greenville, State of South Carolina, near Fountain Inn, S. C., known as lot 68 on plat of Sun Set Heights, recorded in the R. M. C. Office for Greenville County in plat book 00 at pages 314 through 317 and having, according to Said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Sun Set Court at the corner of lot 69, which iron pin is situate 335 feet southwest of the intersection of S. C. Highway #418, and running thence along the line of lot 69, S 37-00 E, 267 feet to an iron pin; thence N 88-45 W, 260.6 feet to an iron pin at the rear corner of lot 67; thence N 12-40 E, 180 feet to an iron pin on the southern side of Sun Set Court; thence along the curve of Sun Set Court, the chord of which is N 61-50 E, 75 feet to 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;