

VA Form VB4-6338 (Home Loan)
April 1956. 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:

ARTHUR R. SMITH, JR.

Greenville, S. C.

, hereinafter called the Mortgagor, is indebted to

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

of
a corporation
organized and existing under the laws of the State of New Jersey, 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 Seventeen Thousand Five Hundred and no/100 Dollars (\$ 17,500.00), with interest from date at the rate of five and one-fourth per centum (5½ %) per annum until paid, said principal and interest being payable at the office of The Prudential Insurance Company of America in Newark, New Jersey, 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 One Hundred Five Dollars (\$ 105.00), commencing on the first day of August, 1961, 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 July, 1986

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 easterly corner of the intersection of Crestwood Drive and Garden Terrace, near the City of Greenville, S. C., and having according to a survey made by Piedmont Engineering Service on February 20, 1953, as recorded in the RMC Office for Greenville County, S. C. in Plat Book DD, page 67, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the easterly corner of the intersection of Crestwood Drive and Garden Terrace and running thence along said Crestwood Drive N 27-30 E 155 feet to an iron pin, corner of property now or formerly of Crane; thence along the Crane line S 62-30 E 200 feet to an iron pin in the line of property of J. LaRue Hinson; thence along the Hinson line S 27-30 W 187.6 feet to an iron pin on the northerly side of Garden Terrace; thence along said Terrace N 60-20 W 175.3 feet to an iron pin, corner of said Terrace and Crestwood Drive; thence on a curve around said corner, the chord of which is N 16-31 W 36.1 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.

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;