

FILED
GREENVILLE CO. S. C.

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BOOK 929 Page 157

Form VB-4998 (Home Loan)
Use Optional Servicemen's Readjustment Act (38 U. S. C. A. 694 (a)). Acceptable to Federal National Mortgage Association.

SOUTH CAROLINA

OLLIE F. FARNSWORTH
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

WHEREAS:

James E. Phipps

Greenville County, S. C.

of
, hereinafter called the Mortgagor, is indebted to

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

, a corporation

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 **Eighteen Thousand Five Hundred and No/100**

Dollars (\$ 18,500.00), with interest from date at the rate of

five & one-fourth per centum (5 1/4 %) 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 Two and 31/100**

Dollars (\$102.31), commencing on the first day of **September**, 19**63**, 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**, 19**93**.

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 Mortgagee 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 Greenville, S. C. on the southern side of Northside Circle and being known and designated as Lot No. 4 of Northside Heights as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "MM", at Page 89, said lot fronting 110 feet on the south side of Northside Circle and running back to a depth of 177 feet on the east side and to a depth of 149.2 feet on the west side and being 84.8 feet across the rear.**

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.

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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;