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GREENVILLE CO. S. C.
AUG 29 12 27 PM '69
OLLIE FARNSWORTH
R. M. C.

BOOK 1135 PAGE 377
SOUTH CAROLINA

VA Form 16-4316 (Home Loan)
Revised August 1967, Use Optional
Section 110, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

WHEREAS:

WE, CLAUDE RIGGS and DERELINE B. RIGGS

of Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

FREDERICK W. BERENS, INC., a corporation

organized and existing under the laws of the State of Delaware, 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 One Hundred and No/100** Dollars (\$15,100.00), with interest from date at the rate of **Seven and 1/2---per centum (7½ %)** per annum until paid, said principal and interest being payable at the office of **Frederick W. Berens, Inc., 1120 Connecticut Avenue, N. W. in Washington, D. C. 20036**, 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 and 54/100** Dollars (\$105.54), commencing on the first day of **October**, 1969, 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 **August**, 1999.

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 piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot No. 139, on a Plat of **Augusta Acres, Property of Marsmen, Inc.**, recorded in the RMC Office for Greenville County in Plat Book S, Page 201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Meadors Avenue, joint corner of Lots Nos. 139 and 140, and running thence with the line of Lot No. 140, S 8-16 W, 220 feet to an iron pin in the line of Lot No. 138; thence with the line of Lot No. 138, S 81-10 W, 131.4 feet to an iron pin on the Eastern side of Patton Drive; thence with Patton Drive, S 17-54 E, 205 feet to an iron pin; thence with the curve of Patton Drive and Meadors Avenue, the chord being S 58-05 E, 29.2 feet to an iron pin on the Northern side of Meadors Avenue; thence with Meadors Avenue, N 81-44 E, 75 feet to an iron pin, the beginning corner.

Subject to all restrictions, rights of way, easements and other conditions contained in the deeds forming the chain of title to the captioned property.

In the event this loan is not insured by the Veterans Administration or Federal Housing Administration, as appropriate, within 60 days after presentation, the entire loan may be declared due and payable, at the option of the holder of the note.

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)

This Mortgage Assigned to The Mountain Savings Bank
on 20th day of September 1969. Assignment recorded
in Vol. 1138 of R. E. Mortgages on Page 447