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BOOK 1149 PAGE 433

OLLIE FAIRNSWORTH  
R. M. C.

SOUTH CAROLINA

VA Form 26-6310 (Home Loan)  
Revised August 1963, Use Optional,  
Section 110, Title 38 U.S.C. Acceptable to Federal National Mortgage  
Association.

# MORTGAGE

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

WHEREAS: JAMES LAMAR COX & PATRICIA J. COX

Greenville, S. C. of  
, hereinafter called the Mortgagor, is indebted to

CAROLINA NATIONAL MORTGAGE INVESTMENT CO. INC.

, 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 incor-  
porated herein by reference, in the principal sum of Thirteen Thousand, Five Hundred &  
No/100 - - - - - Dollars (\$ 13,500.00 ), with interest from date at the rate of  
eight & one-half per centum ( 8½ %) per annum until paid, said principal and interest being payable  
at the office of Carolina National Mortgage Investment Co. Inc.  
in Charleston, S. C. 100 Broad Street, 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 Three  
& 82/100 - - - - - Dollars (\$ 103.82 ), commencing on the first day of  
May, 19 70, 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 April, 2000.

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 lot of land with the buildings and improvements thereon, situate  
at the Northwest corner of the intersection of Easley Bridge Road and West  
Avenue, near the city of Greenville, Greenville County, S. C. being shown  
as the greater portion of Lot #1 on Plat of property of J. R. West, re-  
corded in the RMC Office for Greenville County, S. C. in Plat Book D  
Page 268 and having according to said plat and a recent survey made by  
Campbell and Clarkson Surveyors on March 2, 1970, the following metes and  
bounds to-wit:

BEGINNING at an iron pin at the Northwest corner of the intersection of  
Easley Bridge Road and West Avenue and runs thence along the West side of  
West Avenue N 16-15 W 122.7 feet to an iron pin; thence S 73-45 W 62.5  
feet to an iron pin; thence along the line of Lot 2 S 16-15 E 123.3  
feet to an iron pin on the North side of Easley Bridge Road; thence along  
Easley Bridge Road N 73-40 E 62.5 feet to the beginning corner.

Should the Veterans Administration fail or refuse to issue its guaranty  
of the loan secured by this instrument under the provision of the Service-  
men's Readjustment Act of 1944, as amended, within sixty days from the  
date the loan would normally become eligible for such guaranty, the  
mortgagee 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;