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GREENVILLE, CO. S. C.

BOOK 1185 PAGE 489

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SOUTH CAROLINA

OLLIE FARNSWORTH  
R. M. C.

# MORTGAGE

VA Form 26-5228 (Home Loan)  
Revised August 1963. Use Optional  
Section 1810, Title 38 U.S.C. Accept-  
able to Federal National Mortgage  
Association.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

WHEREAS: I, Helton F. Carter,

Greenville, South Carolina

, hereinafter called the Mortgagor, is indebted to

Thomas & Hill, Inc., a West Virginia corporation with principal place of business at 818 Virginia Street, East, Charleston, West Virginia 25327.

organized and existing under the laws of West Virginia, a corporation, 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 Twenty Seven Thousand Five Hundred and No/100ths Dollars (\$ 27,500.00 ), with interest from date at the rate of Seven per centum ( 7 %) per annum until paid, said principal and interest being payable at the office of Thomas & Hill, Inc.

in Charleston, West Virginia, 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 Eighty Three and 15/100ths Dollars (\$ 183.15 ), commencing on the first day of June, 1971, 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, 2001.

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 situate lying and being at the northeastern corner of the intersection of Edwards Road and Briarwood Blvd., near the City of Greenville, in the County of Greenville, in the State of South Carolina; and known and designated as Lot No. 1 of a plat of a subdivision known as an Addition to Wildaire Estates which plat is recorded in the RMC Office for Greenville County in Plat Book RR at Pages 100 & 101; said lot having such metes and bounds as shown thereon.

The Mortgagors covenant and agree that should this security instrument or note secured hereby be determined ineligible for guaranty under the Servicemen's Readjustment Act within thirty (30) days from the date hereof (written statement of any officer or authorized agent of the Veterans Administration declining to guarantee said note and/or this security instrument being deemed conclusive proof of such ineligibility) the present holder of the note secured hereby or any subsequent holder thereof may, at its option, declare all notes secured hereby immediately due and payable.

Also included within the terms of this mortgage are the range or countertop unit, central air, and carpet.

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;