

FILED
GREENVILLE; CO. S. C.

APR 7 10 25 AM '71

BOOK 1185 PAGE 615

OLLIE FARNSWORTH
R. M. C.

SOUTH CAROLINA

VA Form 26-6328 (Home Loan)
Revised August 1963. Use Optional.
Section 1810, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

MORTGAGE

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

WHEREAS: T. J. STIDHAM AND RUTH M. STIDHAM

Greenville County, hereinafter called the Mortgagor, is indebted to

Thomas & Hill, Inc., a corporation organized and existing under the laws of West Virginia, 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 Ten Thousand Three Hundred Fifty and No/100 ----- Dollars (\$10,350.00), 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., 818 Virginia Street, East, Charleston in West Virginia 25327, 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 Sixty Eight and 93/100 ----- Dollars (\$ 68.93), commencing on the first day of June, 19 71 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 May, 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 in the State of South Carolina, County of Greenville, being shown as Lot No. 57 on a Plat of Property of T. J. Stidham and Ruth M. Stidham prepared by Carolina Surveying Company dated April 5, 1971 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern edge of Gilreath Street (Hunt), which iron pin is 110 feet, more or less, from the intersection of Gilreath Street (Hunt) and County Road and running thence S. 63-30 W. 200 feet to an iron pin; thence N. 26-15 W. 100 feet to an iron pin; thence N. 63-30 E. 200 feet to an iron pin on the southwestern edge of Gilreath Street (Hunt); thence with the southwestern edge of said Street, S. 26-15 E. 100 feet to the point of beginning.

The grantors covenant and agree that so long as this mortgage, and the note secured thereby, are guaranteed under the Servicemen's Readjustment Act, whichever is applicable, he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the subject property on the basis of race, color or creed. Upon violation of this covenant, the noteholder may, at its option, declare the unpaid balance of the debt secured hereby immediately due and payable.

CONTINUED.

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;