

FILED
GREENVILLE; CO. S. C.

BOOK 1194 PAGE 253

JUN 11 11 01 AM '71

OLLIE FARNSWORTH
R. M. C.

SOUTH CAROLINA

VA Form 26-4338 (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: CLYDE C. BREWSTER and CAROL E. BREWSTER

Greenville County, 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, 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 Twelve Thousand Nine Hundred and Fifty and no/100-----Dollars (\$12,950.00), 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 in Charleston, 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 Eighty Six and 25/100-----Dollars (\$ 86.25), commencing on the first day of August, 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 June, 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, together with buildings and improvements, situate, lying and being on the Eastern side of Chandler Street in Greenville County, South Carolina, being shown and designated as Lot No. 98, Block C on a plat of MOUNTAIN VIEW LAND CO. recorded in the RMC Office for Greenville County, South Carolina in Plat Book A, Page 396, reference to which is hereby craved for the metes and bounds thereof, said lot being 50 feet wide and 148 feet deep.

The Mortgagors covenant and agree that so long as this Mortgage is guaranteed under the Serviceman's Readjustment Act, they 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.

The Mortgagors covenant and agree that should this security instrument or note secured hereby be determined ineligible for guaranty under the Serviceman's Readjustment Act within thirty (30) days from the date hereof (written statement of any officer or authorized agent of the Veteran's 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.* 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;

*The Mortgagors hereby covenant and agree that this is a purchase money mortgage which is executed and delivered as security for the purchase money paid as consideration for the conveyance of the above described property.

This Mortgage Assigned to: Thomas & Hill, Inc.

From FEDERAL NATIONAL MORTGAGE ASSOCIATION
on 19 day of Oct. 19 71 Assignment recorded
in Vol. 1212 of R. E. Mortgages on Page 22
This 29 of Oct. 19 71, # 12290