

190-557

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

YETMAN, JOHN, ELMER, DONOVAN & BEVERLY D. DONOVAN

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, hereinafter called and acting under the name of the State of West Virginia, hereinafter called Mortgagee, as evidenced by a certain Note, the terms of which are incorporated herein by reference, in the principal sum of Twenty-five Thousand Five Hundred and No/100 Dollars (\$ 25,500.00), 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., 818 Virginia Street, East, 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 sixty-nine and 83/100 Dollars (\$ 169.83) 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 at the Southwestern corner of the intersection of East Heathwood Drive with Whitman Drive near Taylors, in Greenville County, South Carolina, being shown and designated as Lot No. 56 on a Plat of HEATHWOOD Subdivision, dated July, 1956, made by Dalton & Neves Engineers, and recorded in the RMC Office for Greenville County, S. C., in Plat Book KK, page 35, reference to which is hereby craved for the metes and bounds thereof.

The Mortgagors covenant that so long as this mortgage and the note secured hereby are guaranteed under the Servicemen'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 noteholders may at their 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 Servicemen's Readjustment Act within thirty 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.

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: The Seaman's Bank for Savings in the City of New York
By: Thomas & Hill, Inc.
On: 2nd day of Aug 19 71 Assignment recorded in Vol. 1204 of R. E. Mortgages on Page 555
This 30 of Aug 1971, # 6329