

GREENVILLE CO. S. C.

OCT 13 2.27 PM '71

BOOK 1209 PAGE 641

VA Form 26-4322 (Home Loan)
Revised August 1963. Use Optional.
Section 1810, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

OLLIE FARNSWORTH
R. M. C.

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS:

Larry W. Kay
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, 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 incor-
porated herein by reference, in the principal sum of Eighteen Thousand and No/100-----
Dollars (\$ 18,000.00), 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 Nineteen
and 88/100-----Dollars (\$ 119.88), commencing on the first day of
December, 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 October, 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 in the State
of South Carolina, County of Greenville, being known and designated as Lot 19
on plat of Sharon Park recorded in the R. M. C. Office for Greenville County in
Plat Book EE at Page 130.

The mortgagor covenants and agrees that so long as this mortgage and the
note secured hereby are guaranteed under the Servicemen's Readjustment Act, 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.

The mortgagor covenants and agrees 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.

The said parties of the first part 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.

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;