

FILED  
GREENVILLE CO. S. C.

BOOK 1224 PAGE 113

VA Form 26-4226 (Home Loan)  
Revised August 1961. Use Optional  
Section 1218, Title 38 U.S.C. Accept-  
able to Federal National Mortgage  
Association.

MAR 9 3 21 PM '72

SOUTH CAROLINA

OLLIE FARNSWORTH  
R. H. C.

## MORTGAGE

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

WHEREAS: WILLIS B. L. KELLEY

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, a corporation organized and existing under the laws of the State 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 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., 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 One Hundred Nineteen and 88/100-----Dollars (\$ 119.88 ), commencing on the first day of April, 19 72, 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 February, 2002.

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 in the State of South Carolina, County of Greenville, on the Western side of Morningside Drive, being shown and designated as Lot No. 19 on a Plat of SYLVAN HILLS, recorded in the RMC Office for Greenville County, South Carolina in Plat Book S, Page 103, reference to which is hereby craved for the metes and bounds thereof.

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. 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;