

GREENVILLE CO. S. C.

MAY 4 2 04 PM '72

BOOK 1231 PAGE 653

OLLIE FARNSWORTH

VA Form 26-4128 (Home Loan) R. H. C.
Revised August 1963. Use Optional:
Section 1510, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

SOUTH CAROLINA

MORTGAGE

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

WHEREAS:

Donald E. Howell
Greenville County, South Carolina , 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 Nineteen Thousand, Five Hundred and No/100 -----Dollars (\$ 19,500.00), 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 Twenty-Nine and 87/100 -----Dollars (\$ 129.87), commencing on the first day of July, 1972, 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, 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 certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, on the eastern side of St. Marks Road, being known and designated as Lot 1 on plat of the Lorena Ayers Property prepared by H. S. Brockman, August 3, 1949, and an adjoining parcel which was originally a portion of the W. B. Crowder Estate and having, in the aggregate according to plat entitled Property of Donald E. Howell prepared by R. B. Bruce, Surveyor, April 25, 1972, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the eastern edge of St. Marks Road, which pin is 459 feet from the northern corner of the intersection of St. Marks Road with Ayersdale Drive, and running thence along the eastern edge of St. Marks Road, N. 12-30 W. 152.0 feet to an old iron pin; thence N. 17-49 W. 154.0 feet to an old iron pin; thence N. 69-16 E. 453.5 feet to an old iron pin; thence S. 48-15 E. 135.3 feet to an iron pin; thence S. 65-30 W. 248.7 feet to old iron pin at a rear corner of said Lot 1; thence S. 11-35 E. 213.5 feet to old iron pin at a rear corner of Lot 2; thence along the line of that lot, S. 78-30 W. 267.0 feet to the beginning corner.

The grantor 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.

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;