

FILED
GREENVILLE CO. S. C.

BOOK 1242 PAGE 20

JUL 24 10 21 AM '72

ELIZABETH RIDDLE
R.M.C.

VA Form 26-4118 (Home Loan)
Revised August 1963. Use Optional.
Section 1410, Title 38 U.S.C., Acceptable to Federal National Mortgage Association.

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

WHEREAS: JAMES M. BURDEN

of 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 incorporated herein by reference, in the principal sum of ELEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ----- Dollars (\$ 11,750.00), 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 Seventy-Eight and 26/100 ----- Dollars (\$ 78.26), commencing on the first day of September, 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 July, 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, situate, lying and being on the Eastern side of Taylors Road (formerly Brushy Creek Road) as shown on a plat prepared by J. Earl Freeman, Surveyor, dated October 19, 1940, and is shown on a more recent plat entitled "Property of James M. Burden", dated July, 1972, prepared by R. B. Bruce, RLS, which plat is of record in the Office of the RMC for Greenville County in Plat Book, at Page. Reference to said latter plat being craved for a metes and bounds description thereof.

"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;

This Mortgage Assigned to: Seamens Bank For
Savings, New York
by Thomas & Hill, Inc
on 16th day of August 19 72. Assignment recorded
in Vol. 1246 of K. E. Mortgages on Page 378
This 25th of August 19 72. # 5851