

FILED GREENVILLE CO. S. C.

SOUTH CAROLINA

JUN 17 4 00 PM '73

MORTGAGE

VA Form 24-6323 (Home Loan)
Recorded Amount: \$23,950.00
RECEIVED
COMPLETED WITH

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville } ss:

WHEREAS:

Terry William Patton of Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

C. Douglas Wilson & Co., a corporation organized and existing under the laws of South Carolina, 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 Twenty-Three Thousand Nine Hundred Fifty and no/100-----Dollars (\$ 23,950.00), 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 C. Douglas Wilson & Co.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
R.H.C.

RECORDING FEE
PAID \$ 2.57

D. J. Diatos
1117 Money St
Greene, SC
BOOK 1276 PAGE 606
BOOK 1272 PAGE 798

For Mortgage to this Assignment see REM Book 1272 Page 797
ASSIGNMENT
35807 XXX

FOR VALUE RECEIVED, C. DOUGLAS WILSON & CO., hereby assigns, transfers, and sets over to COLONIAL FEDERAL SAVINGS AND LOAN ASSOCIATION OF SUFFOLK COUNTY, the within mortgage and the note which the same secures, without recourse.

Dated this 7th day of June, 1973.

IN THE PRESENCE OF

Handwritten signatures and names: C. Douglas Wilson & Co., and others.

Assignment Recorded June 11, 1973 at 16 P. M., # 35807

To HAVE AND TO HOLD, all and singular the said property unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute covenants of this mortgage, and of the note secured hereby, then this mortgage shall be void and of no effect, to remain in full force and virtue. If there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. The Mortgagor waives the benefit of any appraisal laws of the State of South Carolina. Should the Mortgagee become a party to any suit involving this mortgage or the title to the premises described herein (excluding legal proceedings instituted for foreclosure or for the collection of the debt secured hereby) all costs and expenses reasonably incurred by the Mortgagee, and a reasonable attorney's fee, shall be secured hereby and shall become due and payable thirty (30) days after demand. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses, including continuation of abstract and a reasonable attorney's fee, shall be secured hereby, shall become due and payable immediately or on demand, and may be recovered and collected hereunder.

If the indebtedness secured hereby be guaranteed or insured under Title 38, United States Code, such Title and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto, and any provisions of this or other instruments executed in connection with said indebtedness which are inconsistent with said Title or Regulations are hereby amended to conform thereto.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

For record of this assignment see R & M Book 1289 Page 494