

FILED  
GREENVILLE CO. S. C.

VA Form 26-6339 (Home Loan)  
Revised August 1963. Use Optional  
Section 149, Title 38 U.S.C. Accept-  
able to Federal National Mortgage  
Association.

SOUTH CAROLINA

BOOK 1309 PAGE 367

# MORTGAGE

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

WHEREAS: TED A. SIMMONS and PATTY A. SIMMONS

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

C. DOUGLAS WILSON & CO.

, a corporation organized and existing under the laws of the State 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 Nineteen Thousand and no/100ths----- Dollars (\$ 19,000.00 ), with interest from date at the rate of eight & one-half per centum (8-1/2%) per annum until paid, said principal and interest being payable at the office of C. Douglas Wilson & Co., P. O. Box 10068 in Greenville, South Carolina 29603, 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 Forty-six and 11/100ths----- Dollars (\$46.11 ), commencing on the first day of July, 1974, 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 June, 2004.

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 all buildings and improvements, situate, lying and being on the eastern side of Holland Street, near the Town of Simpsonville, in Greenville County, South Carolina, being shown and designated as Lot No. 19 on a plat of the D. N. MAYFIELD ESTATE, known as MAYFIELD DEVELOPMENT, made by J. Q. Bruce, Surveyor, dated November 4th, 1952, recorded in the RMC Office for Greenville County, S. C., in Plat Book CC, page 199, reference to which is hereby craved for the metes and bounds thereof.

The mortgagors covenant and agree that should this mortgage or the note secured hereby not be eligible for guaranty or insurance under Servicemen's Readjustment Act within 90 days from the date hereof (written statement of any officer or authorized agent of the Veterans Administration declining to guarantee or insure said note and/or this mortgage 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;

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