

FILED  
GREENVILLE CO. S. C.

JUN 13 2 56 PM '75

DOONIE S. TANKERSLEY  
R.H.C.

1371-318  
SOUTH CAROLINA

VA Form 26-4338 (Home Loan)  
Revised August 1963. Use Optional  
Section 1510, Title 38 U.S.C. Accept-  
able to Federal National Mortgage  
Association.

# MORTGAGE

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

WHEREAS: JAMES HENRY FOWLER AND NANCY J. FOWLER

Greenville County, S.C. , hereinafter called the Mortgagor, is indebted to  
CAROLINA NATIONAL MORTGAGE INVESTMENT CO., INC.

, 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 incor-  
porated herein by reference, in the principal sum of TWENTY SEVEN THOUSAND AND NO/100----  
Dollars (\$27,000.00 ), with interest from date at the rate of  
eight per centum ( 8 %) per annum until paid, said principal and interest being payable  
at the office of CAROLINA NATIONAL MORTGAGE INVESTMENT CO., INC.  
in Charleston, South Carolina , 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 NINETY  
EIGHT AND 18/100 ----- Dollars (\$ 198.18 ), commencing on the first day of  
August , 19 75, 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 , 2005.

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 in the County of Green-  
ville, State of South Carolina, Oaklawn Township, containing one acre,  
more or less, and according to survey entitled "Property of James H.  
Fowler and Nancy Fowler, dated April 8, 1975, by J. L. Montgomery, III  
RLS, having the following metes and bounds, to wit:

BEGINNING at a nail cap in the center of a County Road, which point is  
112 feet from Cooley Bridge Road, and running thence with said County  
Road, N. 67-10 W., 88 feet to an old nail cap in the center of said  
County Road; thence continuing with said County Road, N. 60-52 W., 186.3  
feet to an old nail cap; thence N. 15-40 E., 162.7 feet to a stone;  
thence N. 73-59 E., 130 feet to an iron pin; thence S. 13-17 E., 326.11  
feet to a nail cap in said County Road; the point of beginning.

Should the Veterans Administration fail or refuse to issue its guaranty  
of the loan secured by this instrument under the provisions of the  
Servicemen's Readjustment Act of 1944 as amended, within sixty days  
from the date the loan would normally become eligible for such guaranty  
the mortgagee may, at its option, declare all sums 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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