

APR 21 4 52 PM '75

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EDWARD C. TAYLOR

SOUTH CAROLINA

VA Form 26-4118 (Home Loan)
Revised August 1963. Use Optional.
Section 1810, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

MORTGAGE

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

WHEREAS: CHARLES FRANCES SMITH

GREENVILLE, SOUTH CAROLINA, 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 incorporated herein by reference, in the principal sum of FIFTEEN THOUSAND NINE HUNDRED AND NO/100----- Dollars (\$ 15,900.00), with interest from date at the rate of NINE per centum (9 %) 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 TWENTY EIGHT AND NO/100----- Dollars (\$ 128.00), commencing on the first day of NOVEMBER, 1975, 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 OCTOBER, 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 piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 36, on Plat of East Highland, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book C, Page 146, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Bryson Street (formerly Carolina Avenue) joint corner with Lot 35, and running thence with the line of said lot, N. 74-30 E. 130 feet to an iron pin with corner of Lot 43; thence with the rear line of said lot, N. 15-10 W. 70 feet to an iron pin, corner of Lot 37; thence with the line of said lot, S. 74-30 W. 130 feet to an iron pin on Bryson Street; thence with the eastern side of Bryson Street, S. 15-10 E. 70 feet to an iron pin, the beginning corner.

"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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