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DONNIE S. TANKERSLEY

VA Form 10-4338 (Home Loan)
Revised August 1963. Use Optional,
Section 1519, Title 38 U.S.C. Acceptable
to Federal National Mortgage
Association.

DOCUMENTARY
SALES TAX
\$10.25
PS. 11218

1402 857

SOUTH CAROLINA

MORTGAGE

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

WHEREAS: VERNON E. OWENS and MILDRED D. OWENS

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

NCNB MORTGAGE SOUTH, 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 Twenty Five Thousand Six Hundred and No/100----- Dollars (\$25,600.00), 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 NCNB Mortgage South, Inc. in Greenville, 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 Six and 86/100----- Dollars (\$196.86), commencing on the first day of August, 1977, 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, 2007.

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 tract of land containing 5.38 acres, more or less, lying and being situate on the northerly side of New Cut Road or Blue Ridge Drive, in Highland Township, Greenville County, South Carolina, and having, according to plat of property of Vernon E. Owens and Mildred D. Owens, prepared by R. B. Bruce, Registered Land Surveyor, dated June 29, 1977, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Wild Cat Creek and New Cut Road (Blue Ridge Drive), and following the center of Wild Cat Creek as the property line, the following courses and distances: N. 1-00 E., 141 feet to a stake; thence N. 7-30 E., 152 feet to a stake; thence N. 30-00 E., 78 feet to a stake; thence N. 23-00 E., 238 feet to a stake; thence N. 37-00 E., 135 feet to a stake; thence N. 8-00 E., 105 feet to a stake; thence N. 74-00 E., 86 feet to a stake on the bank of Wild Cat Creek at corner of property now or formerly of C. O. Johnson; thence S. 17-00 E., 412 feet to joint corner of property now or formerly of Don Powell, with the said C. O. Johnson line; thence S. 76-45 W., 102 feet to an iron pin; thence S. 1-15 E., 112 feet to an iron pin; thence S. 15-35 E., 246 feet to an iron pin in the center of New Cut Road (Blue Ridge Drive); thence along the center of said Road as the line, N. 81-12 W., 9.6 feet to an iron pin; thence further along the center of said Road, S. 82-56 W., 430 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Bergin M. Mosteller and Tessie R. Mosteller, dated June 29, 1977, recorded July 1, 1977, in the RMC Office for Greenville County, S. C., in Deed Book 1059, Page 694.

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;

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.

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