

VA Form 26-4338 (Home Loan)
Revised September 1975. Use Optional.
Section 1510, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

GREENVILLE COUNTY
DONNIE S. TANKS
R.M.C.

1410 880

SOUTH CAROLINA

MORTGAGE

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

WHEREAS: We, EUGENE M. BROWN and CAROL A. BROWN

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

NCNB MORTGAGE SOUTH, INC., 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 SEVENTEEN THOUSAND and No/100----- Dollars (\$ 17,000.00), with interest from date at the rate of Eight and one-half per centum (8.5 %) per annum until paid, said principal and interest being payable at the office of NCNB Mortgage Corporation, P. O. Box 10338 in Charlotte, North 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 and Thirty and 73/100----- Dollars (\$ 130.73), commencing on the first day of November, 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 October, 2007.

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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, City of Greenville, State of South Carolina; being known and designated as a portion of Lot No. 56 on plat of DIXIE HEIGHTS, recorded in the R.M.C. Office for Greenville County in Plat Book H at Page 46, and a more recent plat by Freeland & Associates, dated September 22, 1977, entitled "Property of Eugene M. Brown and Carol A. Brown", and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Dixie Avenue, at the joint front corner of Lots Nos. 55 and 56, and running thence along the common line of said lots, N. 47-59 W. 150.03 feet to an iron pin at the joint rear corner of Lots 55 and 56; thence along the rear line of Lot 56, N. 43-12 E. 50 feet to an iron pin on Amanda Street; thence along Amanda Street, S. 46-48 E. 150 feet to an iron pin on the northern side of Dixie Avenue; thence along the northern side of Dixie Avenue, S. 43-12 W. 46.9 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed of Stanley A. Norman, dated September 23, 1977, to be recorded simultaneously herewith.

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, as 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;

0.880

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1977 TAX PS. 11213