

GREENVILLE CO. S.C.

NOV 1 12 46 PM '78

JOHN S. TANNER DEED
R.M.S.

BOOK 1448 PAGE 979
SOUTH CAROLINA

MORTGAGE

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

WHEREAS:

Kenneth W. Melvin and Martha Ann C. Melvin, husband and wife,
Simpsonville, South Carolina, hereinafter called the Mortgagor, is indebted to
Colonial Mortgage Company

, a corporation
organized and existing under the laws of State of Alabama, 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 Thirty-seven Thousand Five Hundred and no/100----- Dollars (\$37,500.00), with interest from date at the rate of nine & one-half per centum (9.5 %) per annum until paid, said principal and interest being payable at the office of Colonial Mortgage Company, Post Office Box 2571 in Montgomery, Alabama, 36105, 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 Three Hundred Fifteen and 38/100-----Dollars (\$315.38), commencing on the first day of December, 1978, 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 November, 2008.

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 lot of land with the buildings and improvements thereon, situate on the north side of Seminole Drive, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 68 on plat of Section I of WESTWOOD Subdivision, recorded in the RMC Office for Greenville, S.C., in Plat Book 4-F at Page 21, and having, according to said plat, such metes and bounds as are more fully shown thereon.

This is the same property conveyed to mortgagors herein by deed of Carroll E. Smith and Veronica C. Smith dated October 31, 1978, recorded in Book 1091 at Page 57 on November 1, 1978.

Should The Veterans Administration Fail Or Refuse To Issue Its Guaranty Of The Loan Secured By This Mortgage Under The Provisions Of The Servicemans Readjustment Act Of 1944, As Amended, In The Full Amount Committed Upon By The Veterans Administration Within Sixty Days (60) From The Date The Loan Would Normally Become Eligible For Such Guaranty, The Mortgage Herein May, At Its Option, Declare All Sums Secured By This Mortgage Immediately Due And Payable.

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TAX
15.00

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; wall-to-wall carpeting, utility building, storm windows and doors, extra insulation in walls and floors.

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