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GREENVILLE CO. S. C.

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SOUTH CAROLINA

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

VA Form 26-6335 (Home Loan)  
Revised September 1975. Use Optional.  
Section 1519, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

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

WHEREAS: LILLARD MILTON PITTS

of  
Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to  
Carolina National Mortgage Investment Company, 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 Forty-five thousand four hundred and No/100----- Dollars (\$45,400.00), with interest from date at the rate of  
Ten per centum ( 10 %) per annum until paid, said principal and interest being payable at the office of Carolina National Mortgage Investment Company, Inc. in Charleston, S. C., 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 ninety-eight and 61/100----- Dollars (\$ 398.61), commencing on the first day of July, 19 79, 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 June 2009.

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 1, Ferncreek Subdivision, as shown on plat prepared by Dalton & Neves Co., Engineers, dated November, 1973, which plat is of record in the RMC Office for Greenville County, S. C., in Plat Book 5-D, Page 28, reference to said plat being hereby craved for a more particular description hereof.

This conveyance is subject to existing easements, rights of way, reservations and restrictions of record.

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.

This being the same property conveyed to Mortgagor by deed of William W. and Judith O'H. Roberts, dated MAY 29, 1974 and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1103 at Page 635.

The "General Electric" range and dishwasher, located on the premises, are covered by this mortgage.

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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