

VA Form 26-6338 (Home Loan)
Revised September 1975. Use Optional.
Section 1510, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

GREENVILLE CO. S. C.
JUN 26 9 50 AM '79
DONNIE S. TANKERSLEY
R.M.C.

JUN 14 11 AM '79
SOUTH CAROLINA

MORTGAGE

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

WHEREAS: CLARENCE D. SMITH, JR. AND SYLVIA A. SMITH

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

Perpetual Building and Loan Association, 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-Two Thousand Five Hundred and no/100ths Dollars (\$ 42,500.00), 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 Perpetual Building and Loan Association in Anderson, 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 Three Hundred Seventy-Three and 15/100ths Dollars (\$373.15), commencing on the first day of August, 1979, 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, 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 certain piece, parcel or lot of land situate, lying and being on the northern side of Fairhaven Drive, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 231 as shown on a plat prepared by Piedmont Engineers and Architects, dated May 1963, entitled "Section 4, Orchard Acres" and recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 115, and having according to said plat the metes and bounds shown thereon.

This being the same property conveyed unto Clarence D. Smith, Jr. and Sylvia A. Smith by deed of John W. Kent and Martha D. Kent, dated and recorded concurrently 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, at its option, declare all sums secured hereby immediately due and payable.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUN 26 1979
\$ 17.00
R.C. 1103

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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