

FILED  
GREENVILLE S.C.

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LOAN NO. 701138

7 31 PM '79

VA Form 26-433 (Home Loan)  
Revised September 1975. Use Optional. SCNA  
Section 125, Title 38, U.S.C., 10102  
and Federal National Mortgage  
Association  
ANNERSLEY  
R.M.C.

SOUTH CAROLINA

# MORTGAGE

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

WHEREAS: STEFAN KURT SIGMUND and KATHLEEN M. SIGMUND

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to  
CHARTER MORTGAGE COMPANY

, a corporation organized and existing under the laws of the State of Florida, 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-six Thousand Nine Hundred Fifty and no/100ths ----- Dollars (\$ 26,950.00 ), 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 Charter Mortgage Company, P. O. Box 10316 in Jacksonville, Florida 32207, 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 Two Hundred Thirty-six and 62/100ths ----- Dollars (\$ 236.62 ), commencing on the first day of September, 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 August, 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, with all buildings and improvements, situate, lying and being on the southern side of Wales Avenue and the eastern side of Kenmore Drive, in Greenville County, South Carolina, containing 2.713 acres, more or less, being shown as PROPERTY OF STEFAN KURT SIGMUND and KATHLEEN M. SIGMUND on a plat made by James R. Freeland, R.L.S., dated July 18, 1979, recorded in the RMC Office for Greenville County, S. C., in Plat Book 71 at page 45, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Wales Avenue, 140 feet, more or less, from the intersection thereof with Kenmore Drive, at the corner of Lot 19 of Kenmore Terrace, and running thence along the southern side of Wales Avenue, N. 89-10 E., 160.78 feet to an iron pin; thence S. 51-30 W., 112.1 feet to an iron pin; thence S. 0-18 E., 79.46 feet to an iron pin; thence S. 0-08 E., 435.4 feet to an iron pin; thence N. 88-53 W., 271.48 feet to an iron pin; thence N. 1-25 W., 153.83 feet to an iron pin; thence N. 89-36 E., 49.42 feet to an iron pin on Kenmore Drive; thence along the eastern side of Kenmore Drive, N. 0-42 E., 272.26 feet to an iron pin; thence N. 88-11 E., 146.70 feet to an iron pin; thence along the rear lines of Lots Nos. 19 and 20 of Kenmore Terrace, N. 0-35 E., 145.98 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Marian E. Hodson and Kenneth Lee Hodson to be recorded simultaneously herewith.

Should the Veterans Administration fail or refuse to issue its guaranty in full amount within sixty days from the date this loan would normally become eligible for such guaranty committed upon by the Veterans Administration under the provisions of the Servicemen's Readjustment Act of 1944 as amended, the holder may declare the indebtedness 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;

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GREENVILLE S.C.

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