

P.O. Box 10316, Jacksonville, Florida 32207

VA Form 26-6335 (Home Loan)
Revised September 1975. Use Optional.
Section 1510, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

FILED
GREENVILLE CO. S. C.
FEB 3 2 15 PM '80
DONNIE J. HARRISLEY

NO. 1494-6331

SOUTH CAROLINA

MORTGAGE

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

WHEREAS:

Charles M. Shirley

Greenville, South Carolina

of
, 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 Thirty-Eight Thousand and No/100----

Dollars (\$ 38,000.00), with interest from date at the rate of

eleven and one-half per centum (11.5 %) per annum until paid, said principal and interest being payable at the office of Charter Mortgage Company

in Jacksonville, Florida

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-Six and 58/100----

Dollars (\$ 376.58), commencing on the first day of

April

, 19 80, 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 March, 2010.

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 on the Western side of Biltmore Drive (formerly Brook Drive), in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 20 and a portion of Lots Nos. 19, 30 and 31 of a Subdivision of Property of S. K. Tindal Estate, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book H at Page 235; also shown as the Property of Charles M. Shirley on a plat prepared by Carolina Surveying Co. dated February, 1980, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 7-T at Page 91, said Lot having such metes and bounds as shown on said latter plat.

This is the identical property conveyed to the Mortgagor herein by Pierce H. Compton and Joyce D. Compton by Deed recorded simultaneously herewith.

The mortgagor covenants and agrees that so long as this mortgage and the said note secured hereby are guaranteed under the provisions of the Serviceman's Readjustment Act of 1944, as amended, he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgaged property on the basis of race, color, or creed. Upon any violation of this undertaking, the mortgagee may, at its option, declare the unpaid balance of the debt secured hereby immediately due and payable.

The mortgagor covenants and agrees that should this mortgage or the note secured hereby not be eligible for guaranty or insurance under Servicemen's Readjustment Act within 90 days from the date hereof (written statement of any officer or authorized agent of the Veterans Administration declining to guarantee or insure said note and/or this mortgage being deemed conclusive proof of such ineligibility), the present holder of the note secured hereby or any subsequent holder thereof may, as its option, declare all notes 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:

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE, SOUTH CAROLINA
DOCUMENTARY
FEB 3 1980

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