

VA Form 26-6338 (Home Loan)
Revised September 1975. Use Optional.
Section 1810, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

RECORDED
FILED
SOUTH CAROLINA
NOV 15 4 50 PM '79
R.M.C. GREENVILLE

BOOK 1483 PAGE 400

SOUTH CAROLINA

MORTGAGE

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

WHEREAS: GEORGE H. SMITH, JR. and JOSEPHINE O. SMITH

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

Carolina National Mortgage Investment Co., 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 Fifty Thousand and 00/100----- Dollars (\$50,000.00), with interest from date at the rate of Ten and one-half per centum (10½ %) per annum until paid, said principal and interest being payable at the office of Carolina National Mortgage Investment Co., Inc. P. O. Box 10636 in Charleston, 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 Four Hundred Fifty-Seven and 50/100----- Dollars (\$457.50), commencing on the first day of December, 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 November, 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 located in the County of Greenville, State of South Carolina and being known and designated as Lot No. 53 according to a plat entitled Hillsborough Subdivision, Section I, said plat being dated April 28, 1969 and recorded in the RMC Office for Greenville County in Plat Book WWW at Page 56 and being more particularly described according to a more recent plat entitled Property of George H. Smith, Jr. and Josephine Smith by Webb Surveying and Mapping Co., dated April 11, 1974, as follows:

BEGINNING at a point on the southern side of Shadecrest Drive at the joint front corner of Lots 52 and 53 and running thence with the line of Lot 52, S. 30-45 W. 143.3 feet to a point in the joint rear corner of Lots 52 & 53; thence N. 61-10 W. 63.3 feet to an iron pin at the joint rear corner of Lots 54 & 53; thence with the line of Lot 54, N. 4-13 E. 148 feet to an iron pin on the southern side of Shadecrest Drive; thence with the southern side of Shadecrest Drive, S. 68-55 E. 76.5 feet to an iron pin; thence continuing with the southern side of Shadecrest Drive, S. 59-15 E. 53.5 feet to the point of beginning.

Being the same property conveyed to George H. Smith and Josephine Smith by deed of Klaus Kiwitz and Anna Marie Kiwitz, dated April 20, 1974 and recorded in the RMC Office for Greenville County in Deed Book 997 at page 557.

"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 (continued on back)

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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