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SOUTH CAROLINA

VA Form 4-4938 (Home Loan)  
May 1952 Use Optional  
Servicemen's Readjustment Act  
OR U.S.O.A. 694 (A). Accept-  
able to RFO Mortgage Co.

# MORTGAGE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

WHEREAS: Doyle C. Ivester and Mildred N. Ivester

of Greenville, S. C. , hereinafter called the Mortgagor<sup>are</sup> of indebted to

GENERAL MORTGAGE CO.,

, 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 ----EIGHT THOUSAND FIFTY and 00/100 - - - - - Dollars (\$ 8,050.00 ), with interest from date at the rate of four-one-half per centum (4-1/2%) per annum until paid, said principal and interest being payable at the office of GENERAL MORTGAGE CO. in Greenville, 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 Forty-four and 75/100 - - - - - Dollars (\$44.75 ), commencing on the first day of August , 19 54, 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 , 19 79.

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 the buildings and improvements thereon, situate, lying and being near the City of Greenville in the County of Greenville, State of South Carolina, being known and designated as Lot No. 13 of Block C as shown on Plat of Mayfair Estates, which plat is recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "S", at page 72, and having, according to said plat and according to a recent survey made by R. K. Campbell, Surveyor, the following metes and bounds to wit:

BEGINNING at an iron pin on the East side of Mayfair Drive, which pin is 121 feet North of the intersection of Mayfair Drive and Tiffeny Drive, and is the joint front corner of Lots 12 and 13 of Block C; and running thence with the East side of Mayfair Drive N.9-08 W. 75 feet to an iron pin; thence continuing with the East side of Mayfair Drive N. 5-51 E. 70.7 feet to an iron pin, corner of Lot 14; thence with the line of said lot S. 65-08 E. 146.8 feet to an iron pin, corner of Lot 11; thence with the line of said lot S. 29-12 W. 55 feet to an iron pin, rear corner Lot 12; thence with the line of said lot S. 71-38 W. 106.9 feet to the point of beginning.

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 60 days from the date of the loan would normally become eligible for such guaranty, the mortgagee herein, may, at its option, declare all sums 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;