

JUL 18 2 14 PM '74

BOOK 1316 PAGE 785

DONNIE S. TANKERSLEY
R.H.C.

SOUTH CAROLINA

VA Form 26-6338 (Home Loan)
Revised August 1963. Use Optional.
Section 1510, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

MORTGAGE

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

WHEREAS: FRED OSCAR STEPHENS

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

MOLTON, ALLEN & WILLIAMS, INCORPORATED

, a corporation
organized and existing under the laws of the State of Alabama, hereinafter
called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incor-
porated herein by reference, in the principal sum of Thirty-two Thousand Five Hundred and
No/100 ----- Dollars (\$ 32,500.00), with interest from date at the rate of
nine ----- per centum (9 %) per annum until paid, said principal and interest being payable
at the office of Molton, Allen & Williams, Incorporated
in Birmingham, Alabama, 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 Sixty-
one and 63/100 ----- Dollars (\$ 261.63), commencing on the first day of
September, 1974, 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, 2004.

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; being known and designated as Lot Number 196 on Plat
of Avon Park, recorded in the RMC Office for Greenville County in Plat
Book KK at Page 71; said lot fronting 80.0 feet on Trent Drive.

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 Admini-
stration under the provisions of the Servicemen's Readjustment Act of
1944 as amended, the holder may declare the indebtedness hereby secured
at once due and payable and may foreclose immediately or may exercise
any other rights hereunder or take any other proper action as by law
provided.

This mortgage specifically includes the range or counter top unit, dish-
washer, disposal, wall to wall carpeting, gas grill, and two gas lamp
posts situate on the above described property.



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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