

# MORTGAGE

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

WHEREAS: I, ROLF DONALD GARRISON

Marietta, South Carolina

of  
, 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 incorporated herein by reference, in the principal sum of Seventeen Thousand, One Hundred Fifty and No/100 Dollars (\$ 17,150.00 ), with interest from date at the rate of nine and one-half per centum (9-1/2 %) per annum until paid, said principal and interest being payable at the office of Molton, Allen & Williams, Incorporated, 524 North Twenty First Street, 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 One Hundred Forty Four and 23/100 Dollars (\$ 144.23 ), commencing on the first day of December, 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 November, 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; ALL that piece, parcel or lot of land together with all buildings and improvements situate, lying and being on the northwestern side of the Watson Mountain Road, approximately one-half mile northwest of the intersection thereof with the Devil's Fork Road in Cleveland Township, Greenville County, South Carolina, having according to a plat of the property of Rolf Donald Garrison made by Jones Engineering Service dated October 18, 1974 and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 11, page 77, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of the Watson Mountain Road at the corner of property of G. Tillman Williams, Jr. and running thence N 50-57 W 665.6 feet to an iron pin; thence along the line of property now or formerly owned by Timberlands, Inc. N 36-05 E 316.5 feet to an old stone; thence along the line of property now or formerly owned by Fayssoux S 43-00 E 629 feet to an iron pin on Watson Mountain Road; thence along the northwestern side of Watson Mountain Road S 24-35 W 236.5 feet to an iron pin, the point of BEGINNING.

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 Re-adjustment 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.

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;



0007

4328 RV-2