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BOOK 1370 PAGE 528

DONNIE S. TANKERSLEY
R.M.C.

SOUTH CAROLINA

VA Form 26-6338 (Home Loan)
Revised September 1975. Use Optional.
Section 1510, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

MORTGAGE

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

WHEREAS:

Freddie Lee Emery and Janie H. Emery of
Piedmont, 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 Nineteen Thousand Five Hundred and no/100-----Dollars (\$19,500.00--), with interest from date at the rate of eight & one-half per centum (8.5 %) per annum until paid, said principal and interest being payable at the office of Carolina National Mortgage Investment Co., Inc. in North 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 One Hundred Forty-nine and 96/100----- Dollars (\$149.96-----), commencing on the first day of August, 1976, 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, 2006.

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 all improvements thereon, situate lying and being on the northeastern side of Alhambra Boulevard in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 13 on a map of Marydale, by C.O. Riddle, Engineers, recorded March 6, 1961 in the R.M.C. Office for Greenville County, South Carolina in plat book MM at page 186, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Alhambra Boulevard, joint front corner of Lot Nos. 12 and 13, and running thence N. 26-09 E. 178.8 feet to an iron pin, joint rear corner of Lot Nos. 12 and 13 and running thence S. 63-51 E. 104.9 feet to an iron pin, joint rear corner of Lot Nos. 13 and 16 and running thence S. 32-30 W. 180.0 feet to an iron pin on Alhambra Boulevard, joint front corners of Lot Nos. 13 and 16 and running thence with said Boulevard N. 63-51 W. 85.0 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 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.

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;

