

VA Form 26-4338 (Home Loan) Revised September 1975. Section 1510, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

FILED  
OFFICE OF THE CLERK  
JAN 20 4 04 PM '84  
DONNIE

# MORTGAGE

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

WHEREAS: James Robert Fairchild and Marcia Rosslyn Fairchild, -----

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

First Federal Savings and Loan Association of South Carolina-- a corporation organized and existing under the laws of the United States of America, 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 Thirty-nine Thousand and No/100----- Dollars (\$ 39,000.00 ), with interest from date at the rate of Twelve and One-Half per centum (12.50%) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association of South Carolina, P. O. ~~in~~ Drawer 408, 301 College Street, 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 Four Hundred Sixteen and 23/100-----Dollars (\$416.23-----), commencing on the first day of March, 1984, 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 February, 2014.

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 lots of land situated on the north side of Snow Street in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, being designated as Lots Nos. 22 and 24 of the W. C. Smith property according to survey and plat by H. S. Brockman, Surveyor, dated May 25, 1936, recorded in the R.M.C. Office for Greenville County in Plat Book T, at Page 10, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the north side of Snow Street, corner of Lots Nos. 20 and 22, and running thence along said street, S. 68-22 E. 130 feet to an iron pin, corner of Lot No. 26; thence N. 21-38 E. 169 feet to an iron pin; thence N. 69-37 W. 130.5 feet to an iron pin, corner of Lot No. 20; thence along the line of Lot No. 20, S. 21-38 W. 166.1 feet to the beginning corner.

This is the identical property conveyed to the Mortgagors herein by deed from Nancy G. Hawkins, same as Nancy R. Hawkins, dated January 19, 1984, recorded January 20, 1984, in the Office of the R.M.C. for Greenville County, South Carolina, in Deed Book 1204, at Page 861.

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 Serviceman's Readjustment Act of 1944, as amended, within 60 days from the date the loan would normally become due for such guaranty, the lender, at its option, may declare all sums secured hereby immediately due and payable.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY TAX STAMP  
\$ 15.60

0773

4328-RV-2

420 8 31801