

VA Form 4-6338 (Home Loan)
 May 1960. Use Optional
 Servicemen's Readjustment Act
 (38 U.S.C.A. 894 (a)). Acceptable to R.F.O. Mortgage Co.

MORTGAGE

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

WHEREAS:

ALBERT E. BOONE AND MARGARET C. BOONE of Greenville, South Carolina, hereinafter called the Mortgagor, is 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 Five Hundred ----- Dollars (\$8,500.00), with interest from date at the rate of four and one-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of General Mortgage Co. in Greenville, 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 Forty-seven and 25/100 ----- Dollars (\$ 47.25), commencing on the first day of November, 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 October, 1979.

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 lot of land, with the buildings and improvements thereon situate, lying and being on the South side of Kim Street, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lots 20 and 21 of Block B on revised plat made by W. J. Riddle, Surveyor, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J, at pages 68 and 69, and having according to said plat and according to a more recent survey entitled "Property of Albert E. Boone and Margaret C. Boone, Greenville, S. C." made by Piedmont Engineering Service September 23, 1954, the following metes and bounds:

BEGINNING at an iron pin on the South side of Kim Street at joint front corner of Lots 21 and 22 of Block B, said pin also being 108 feet East from the Southeast corner of the intersection of Kim Street and Brookway Drive, and running thence with the South side of Kim Street S. 80-13 E. 51 feet to an iron pin; thence with the line of Lot 19 S. 25-0 W. 135.9 feet to an iron pin; thence N. 69-56 W. 55 feet to an iron pin; thence with the line of Lot 22 N. 27-30 E. 127 feet to an iron pin on the South side of Kim Street, the beginning corner.

This is the identical property conveyed to the mortgagors herein by M. & J. Realty Company by deed dated September 22, 1954, and to be recorded in the R. M. C. Office for Greenville County.

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, 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;