

VA Form 4-6226 (Home Loan)
May 1950. Use Optional
Servicemen's Readjustment Act
(38 U.S.C.A. 694 (a)). Accept-
able to R.F.C. Mortgage Co.

SOUTH CAROLINA

MORTGAGE

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

WHEREAS:

I, Lewis Smith DuBose, Jr.

Greenville, South Carolina

, hereinafter called the Mortgagor, is indebted to

General Mortgage Co.

, a corporation organized and existing under the laws of the State 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 Ten Thousand Two Hundred and No/100 - - - Dollars (\$ 10,200.00), with interest from date at the rate of Four & One-Half per centum (4 1/2%) 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 Fifty-Six and 71/100 - - - Dollars (\$ 56.71), commencing on the first day of June, 1955, 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 May, 1980.

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; in the City of Greenville, being situate on the Northern side of Northwood Avenue and being known and designated as Lot No. 5 as shown on plat of property of Furman C. Smith and G. Herman Walker recorded in Plat Book S at Page 3, and according to plat prepared by J. C. Hill April 15, 1955, is described by metes and bounds, to-wit as follows:

BEGINNING at an iron pin on the Northern side of Northwood Avenue, corner of Lot No. 1; thence N. 1-26 E. 169.2 feet to iron pin; thence S. 87-14 E. 70 feet to iron pin in line of Lot No. 7; thence with line of said lot S. 1-26 W. 168.9 feet to iron pin on said Avenue; thence with said Avenue N. 87-34 W. 70 feet to the point of beginning.

Being the same property conveyed to the mortgagor by deed of Fred F. Ellison and Frances D. Ellison to be recorded herewith.

Should the Veterans Administration fail or refuse to issue the 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 eligible for such guaranty, the mortgagee herein at its option, may 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;