

MAR 31 11 41 AM '74

BOOK 673 (201)

SOUTH CAROLINA

MORTGAGE

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

WHEREAS: HENRY JAMES FESPERMAN and MARGARET S. FESPERMAN

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 EIGHT THOUSAND SEVEN HUNDRED FIFTY AND No/100 Dollars (\$ 8,750.00), 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 FIFTY-FIVE AND 37/100 Dollars (\$ 55.37), commencing on the first day of May, 19 56, 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 April, 19 76.

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 lying and being on the Southeast side of Woodbine Road in the City of Greenville, shown as Lot Number 40 on the plat of Northwood as recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "J" at Pages 102 and 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Woodbine Road at a point 55 feet Southwest of the Southeast corner of the intersection of Woodbine Road and East Hillcrest Drive, joint front corners of Lots Numbers 39 and 40; thence along the Southeast side of Woodbine Road, S. 67-47 W. 60 feet to an iron pin, joint front corner of Lot Number 41; thence along dividing line with said lots S. 38-45 E. 154 feet to an iron pin, joint rear corner of Lot Number 36; thence along dividing line with said lot N. 33-15 E. 75 feet to an iron pin, joint corner of Lot Number 39; thence along the dividing line with said lot N. 45-36 W. 114.9 feet to the point of beginning.

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;

16-40888-2

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 21 PAGE 132

SATISFIED AND CANCELLED OF RECORD
25 DAY OF January 1974
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:00 O'CLOCK P. M. NO. 18736