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BOOK 696 PAGE 163

VA Form VB4-4338 (Home Loan)
April 1955. Use Optional. Servicemen's Readjustment Act (38 U. S. C. A. 694 (a)). Acceptable to Federal National Mortgage Association.

BILLIE F. ...
R.M.C.

GREENVILLE, SOUTH CAROLINA

MORTGAGE

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

WHEREAS: JAMES W. TEASLEY

Greenville, South Carolina

of
, hereinafter called the Mortgagor, is indebted to

CANAL INSURANCE COMPANY

organized and existing under the laws of South Carolina, a corporation 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 TWELVE THOUSAND, FIVE HUNDRED & FIFTY & NO/100 - - - - - Dollars (\$ 12,550.00), with interest from date at the rate of four & one-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of CANAL INSURANCE COMPANY 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 Sixty-Nine and 76/100 - - - - - Dollars (\$ 69.76), commencing on the first day of December, 1956, 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 November, 1981.

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, in the City of Greenville, State of South Carolina; with all buildings and improvements thereon and being shown and designated as a Portion of Lot No. 27 on Original Survey of Isaqueena Park as recorded in Plat Book P, at pages 130-131, RMC Office for Greenville County and being known and designated as all of Lot No. 3 on Oxford Street on plat of property of J. F. Welborn and J. F. Welborn, Jr. as recorded in Plat Book BB, at page 170, RMC Office for Greenville County and having the following metes and bounds according to a Recent Survey of the property of James W. Teasley, made by C. C. Jones & Associates dated October 25, 1956, to wit:

BEGINNING at an iron pin on Oxford Street at the joint front corner of Lots 2 and 3, and running thence along the joint line of said lots, South 34-12 East 212.1 feet to an iron pin; running thence South 43-39 East 31.5 feet to an iron pin; running thence North 50-50 East 84.6 feet to an iron pin; running thence along the joint line of Lot No. 3 and Lots Nos. 6, 5 and 4, North 39-10 West 242.6 feet to an iron pin on Oxford Street; running thence along Oxford Street, South 50-52 West 70 feet to the point of beginning.

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;