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GREENVILLE CO. S.C.

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SOUTH CAROLINA

VA Form VM-6328 (Home Loan)  
April 1954. Use Optional. Servicemen's Readjustment Act (38 U. S. C. A. 694 (a)). Acceptable to Federal National Mortgage Association.

**MORTGAGE**

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE } ss:

WHEREAS: Charles W. Mears

of  
, hereinafter called the Mortgagor, is indebted to  
General Mortgage Co.

, a corporation  
, hereinafter  
organized and existing under the laws of  
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 Nine Thousand and no/100 - - - - -  
- - - - - Dollars (\$ 9,000.00 ), 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, 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 Fifty and 03/100  
- - - - - Dollars (\$ 50.03 ), commencing on the first day of  
March , 19 57, 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 , 19 82.

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; together with the buildings and improvements thereon,  
being shown and designated as Lot No. 13 of Maple Acres, property of  
C. O. Vaughn, plat of which is recorded in the R.M.C. Office for Green-  
ville County in Plat Book FF at page 111, and, according to said plat,  
having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Chastain Drive, joint  
front corner of Lots Nos. 13 and 14, and running thence with the  
line of said lots, S. 75-30 E., 122.6 feet to an iron pin on bank  
of Langston Creek; thence up and with the center of Langston Creek  
as the line, the following courses and distances, to-wit: N. 11-17  
E., 112.2 feet; N. 30-38 W., 61.7 feet; N. 50-05 W., 41.3 feet to a  
point in the center of Langston Creek on the east side of Chastain  
Drive; thence with Chastain Drive, the following courses and dis-  
tances, to-wit: S. 55-07 W., 12 feet; S. 38-52 W., 50 feet; S. 22-  
37 W., 50 feet; S. 14-30 W., 69 feet to the point of beginning, and  
being identically the same lot conveyed to mortgagor by C. O. Vaughn  
by deed dated August 3, 1955, recorded in Deed Book 533 at page 169.

Should the Veterans Administration fail or refuse to issue the guaranty  
of the loan secured by this instrument under the provisions of the Serv-  
iceman'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;

BOOK 507 PAGE 380