

VA Form VB-438 (Home Loan)  
April 1955, Use Optional, Servicemen's Readjustment Act (38 U. S. C. A. 494 (a)). Acceptable to Federal National Mortgage Association.

SOUTH CAROLINA

# MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

WHEREAS: Donald George Gowens and Alice M. Gowens

of 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 Twelve Thousand, Seven Hundred, and Fifty and no/100 Dollars (\$12,750.00), with interest from date at the rate of five & one-fourth per centum (5 1/4 %) 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 Seventy and 42/100 Dollars (\$ 70.42 - ), commencing on the first day of October, 19 62, 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 September, 19 92.

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; on the southeast side of Hilltop Drive, being shown as Lot No. 15 on plat of Flynn Estates, Development No. 1, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "W", at page 195, and having such metes and bounds as shown on said plat.

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;