SOUTH CAROLINA

FILED GREENVILLE CO. S. C. MORTGAGE FEB 19 10 17 AM. 1864

STATE OF SOUTH CAROLINA, COUNTY OF Greenville

OLLIE FARNOWORTH R. M.C.

Ivan F. Landis and Helena L. Landis WHEREAS:

Greenville County, S. C.

š

1

, hereinafter called the Mortgagor, is indebted to

The Prudential Insurance Company of America

, a corporation , hereinafter

organized and existing under the laws of New Jersey 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 Sixteen Thousand Four Hundred Fifty --- Dollars (\$ 16,450.00), with interest from date at the rate of and 00/100 ----and 00/100

Five 5, one-fourth percentum (5½ %) per annum until paid, said principal and interest being payable at the office of The Prudential Insurance Company of America

in Newark, New Jersey

or at such other place as the holder of the note may in monthly installments of Ninety and 97/100

designate in writing delivered or mailed to the Mortgagor, in monthly installments of Ninety and 97/100), commencing on the first day of Dollars (\$ 90.97 , 1964, and continuing on the first day of each month thereafter until the principal and ASTILL interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and pagable on the first day of February , 19 94.

Now, Know All Men, that Mortgagor, in consideration of the aforesaid debt and for better securing the parament 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 lot of land, with the buildings and improvements thereon, situate on the Northeast side of Thornwood Drive and on the Northwest side of Leafwood Drive, near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 88 on Plat No. 2 of Thornwood Acres, made by J. Mac Richardson, Engineer, April 1959, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book MM, Page 105, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Leafwood Drive, at joint corner of Lots 88 and 92 and runs thence with the line of Lot 92, N. 16-43 W., 158.3 feet to an iron pin; thence along the line of Lot 89, S. 47-00 W., 150 feet to an iron pin on the Northeast side of Thernwood Drive; thence along Thornwood Drive, S. 41-45 E., 115 feet to an iron pin; thence along the curve of Thornwood Drive and Leafwood Drive (the chord being S. 86-45 E., 35.4 feet) to an iron pin on Leafwood Drive; thence along Leafwood Drive, N. 48-15 E., 40 feet to an iron pin; thence still along Leafwood Drive, N. 49-22 E., 17.5 feet to the beginning corner.

Should the Veterans' Administration fail or refuse to issue its guaranty of the loan secured by this instrument under the provisions of the Servicemen's readjustment Act of 1944, as amended, within sixty days from the date the loan would normally become eligible for such guaranty, the mortgagee herein may, at its option, 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;

> Decurity Prespi Dutil Bank on in. The Marsent dal Insurance a. I America.