

GREENVILLE CO. S.C.

AUG 24 10 14 AM 1964

BOOK 309 PAGE 341
SOUTH CAROLINA

VA Form 26-6338 (Home Loan)
Revised August 1963. Use Optional.
Section 1810, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

OLLIE FARNSWORTH
R.M.C.

MORTGAGE

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

WHEREAS: JAMES TIMOTHY RUDD

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to
C. Douglas Wilson & 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 **Seventeen Thousand Seven Hundred Fifty and 00/100** ----- Dollars (\$ 17,750.00), 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 **C. Douglas Wilson & Co., 201 East North Street,** 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 **Ninety Eight and 02/100** ----- Dollars (\$ 98.02), commencing on the first day of **October**, 19 **64**, 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 **94**.

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 lot of land, with the buildings and improvements thereon, situate on the South side of Beaufort Street and on the West side of Richbourg Road, near the City of Greenville, in Greenville County, S.C., being shown as Lot No. 116 on plat of Section 2 of McSwain Gardens, made by C. O. Riddle, October 1956, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book LL, Page 137.

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;

*Created
Dannie S. Farnsworth
R.M.C.*

*Sub Book 158 page 187
12-9-94*