

FILED
GREENVILLE CO. S. C.

BOOK 1147 PAGE 139

JAN 28 4 04 PM '70

SOUTH CAROLINA

OLLIE FARNSWORTH

R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE } ss:

WHEREAS:

WE, WALTER JAMES WERNER and GERTRUDE D. WERNER of Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

CAROLINA NATIONAL MORTGAGE INVESTMENT CO., INC.

, 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 Fourteen Thousand Nine Hundred and No/100-----Dollars (\$ 14,900.00), with interest from date at the rate of Eight and 1/2---per centum (8½ %) per annum until paid, said principal and interest being payable at the office of Carolina National Mortgage Investment Co., Inc. 100 Broad Street in Charleston, 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 One Hundred Fourteen and 58/100-----Dollars (\$ 114.58), commencing on the first day of March, 1970, 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, 2000.

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 certain piece, parcel or lot of land with the buildings and improvements thereon in Gantt Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 123 on Plat of Augusta Acres, Property of Marsmen, Inc., said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book S, Page 201. Said lot fronting on the North side of Meadors Avenue for a distance of 100 feet; running back to a depth of 226 feet on the East side; to a depth of 208.7 feet on the West side, and being 101.2 feet across the rear.

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