

GREENVILLE
SOUTH CAROLINA

1174-277

VA Home Loan and Other Loans
Selling, Leasing, and Servicing
Mortgages and Other Financial Products
Member FDIC

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WHEREAS James T. Orr
Greenville, South Carolina

of Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to Thomas A. Hill, Inc., a West Virginia Corporation, with principal place of business at 816 Virginia Street, East, Charleston, West Virginia, 25327, a corporation organized and existing under the laws of West Virginia, 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 Four Hundred and No/100----- Dollars (\$14,400.00), with interest from date at the rate of eight & one-half percentum (8 1/2%) per annum until paid, said principal and interest being payable at the office of Thomas A. Hill, Inc. in Charleston, West Virginia, 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 Ten and 74/100----- Dollars (\$110.74), commencing on the first day of February, 1971, 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 December, 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 43 as shown on a plat of City View Annex of record in the Office of the RMC for Greenville County in Plat Book "G", Page 154, and being more specifically shown as a portion of property of Lillie Laura Bennett as shown on a plat thereof of record in the Office of the RMC for Greenville County in Plat Book "KKK", Page 122, reference to said latter plat being craved for a metes and bounds description thereof.

The grantor covenants and agrees that should this security instrument or note secured hereby determined ineligible for guaranty under the Servicemen's Readjustment Act within thirty (30) days from the date hereof (written statement of any officer or authorized agent of the Veterans Administration declining to guarantee said note and/or this security instrument being deemed conclusive proof of such ineligibility) the present holder of the note secured hereby or any subsequent holder thereof, may, at its option, declare all notes 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;

Range or countertop unit